

Redevelopment Plan for the Campbellton Road Tax Allocation District Atlanta, Georgia



Prepared for:
The City of Atlanta
The Atlanta Public Schools Board of Education
The Fulton County Commission

October 10, 2006



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I. Executive Summary

Presented below is a summary of the key points detailed in the accompany Redevelopment Plan for the creation of the Campbellton Road TAD.

Establishing the Campbellton Corridor as a Priority for Growth and Development

“2005 was a remarkable year. It brought what I believe is a turning point in the history of our City. This turning point is not defined by a single momentous event. It is the culmination of a series of accomplishments that, taken together, point to a beginning of a new “Age of Atlanta”.

It is an age in which our City’s government, business and non-profit communities work in partnership like never before...to help us become the City we’ve always wanted to be...We live in a City that is growing its economy in bold and imaginative ways. By 2009 we’ll create 60,000 new jobs in our City...grow property values by \$26 billion...add 10,000 new affordable workforce housing units and leverage tens of millions of dollars of new development in the City’s commercial corridors”

Mayor Shirley Franklin, State of the City Address 1/5/06

Mayor Franklin’s call for a new “Age of Atlanta” is grounded in a period of unprecedented growth in the City. According to the Atlanta Regional Commission, the City of Atlanta saw its population increase by 35,000 residents from 2000 to 2006. This trend reverses a multi-decade decline in the City’s population which began in 1970’s and showed the first signs of stabilizing in the mid 1990’s. The impact of growth in the City is evident in many areas. Midtown, Buckhead, East Lake, Downtown, West Midtown, Atlantic Station, and the Marietta Street corridor are all showing remarkable signs of growth. Yet, other areas of the City have continued to lag during this period of positive growth, continuing to suffer from a long period of disinvestment. *While hopeful early signs of reversal are starting to occur in many of these areas, the Mayor and City Council are determined to bring additional focus and attention to the need for investment in these areas.*

Analyzing the Need in the Campbellton Road Corridor

In 2005, the Atlanta Development Authority commissioned a study entitled *Analysis of Incentives to Encourage Investment in Underserved Areas*. The study identified opportunities appropriate for alternative economic development tools to spur redevelopment in areas of the City that have historically suffered from disinvestment. The study focused on the six priority areas identified in the *New Century Economic Development Plan* and the four additional Areas of Interest. Campbellton Road was one



of the six priority areas designated by the study for concentrated economic development focus. The key purposes of the study included assigning priorities based on market support and the fiscal impacts associated with the redevelopment opportunity. *The study recommended along the Campbellton Road Corridor the areas of Fort McPherson, Delowe Drive, Ben Hill/Harbin Road and Greenbriar Mall as all near-term TAD opportunities with a high likelihood of implementation success. It ranked the Campbellton Corridor among the top areas in terms of redevelopment potential.*

In early 2006, the *Campbellton-Cascade Corridors Redevelopment Plan Report* was conducted for the City of Atlanta on the Campbellton-Cascade area. The Campbellton-Cascade redevelopment plan studied current conditions in the Campbellton Road corridor from Ft. McPherson on the east to County Line Road to the west. Based upon issues and opportunities identified through an extensive research and public involvement process in the marketplace, the following key principles were recommended as a basis for a housing and economic development strategy for the Campbellton Road Corridor:

- ❑ Improve the investment environment to attract a “Fair Share” of regional growth
- ❑ Preserve and enhance the residential neighborhood character
- ❑ Improve the appeal of the commercial areas
- ❑ Attract uses at key redevelopment locations to expand employment opportunities (major anchor projects are located along the corridor including Ft. McPherson, Greenbriar Mall, and the Beltline)
- ❑ Stimulate redevelopment through creation of an effective public-private partnership

The Vision

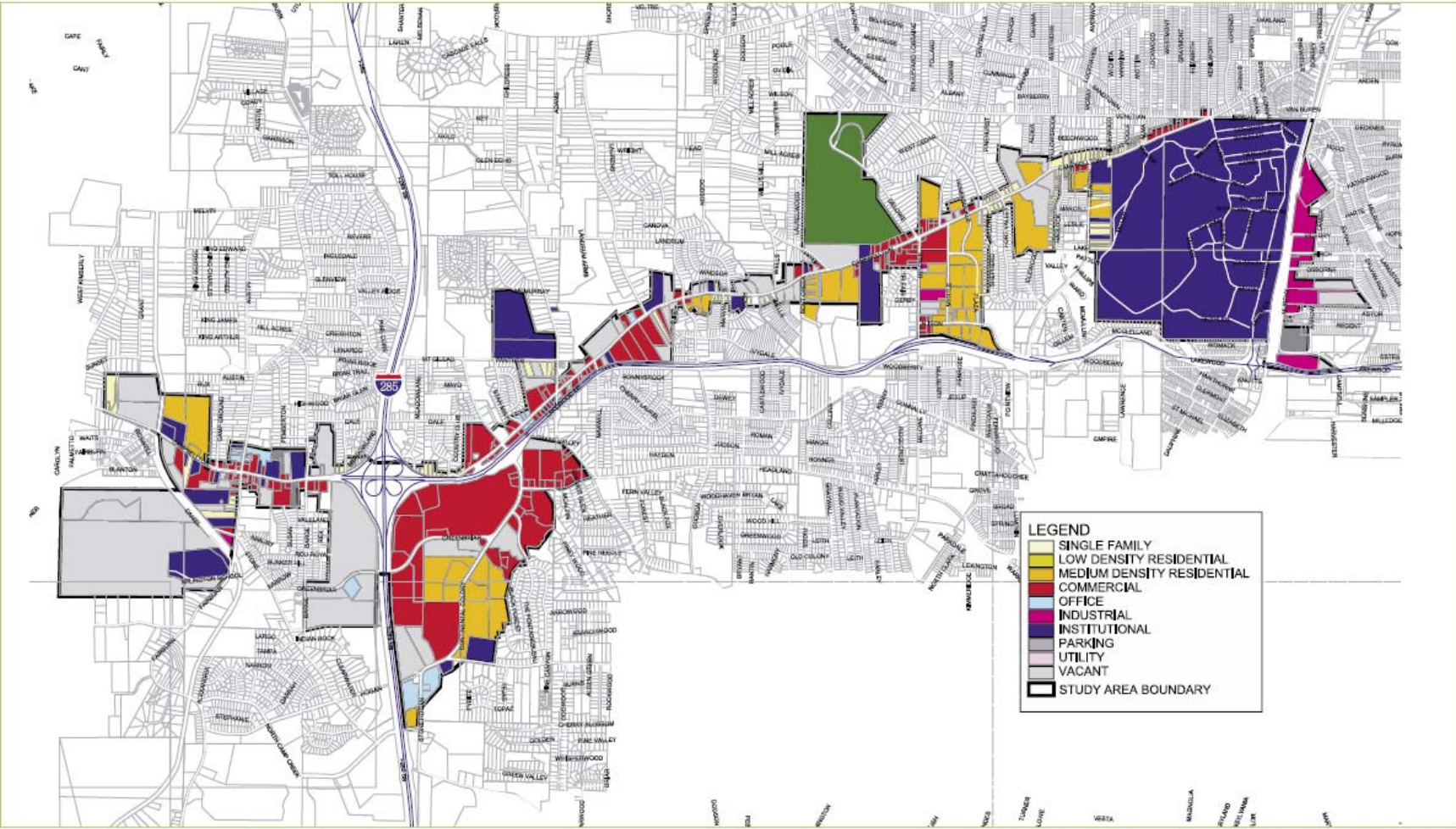
The vision for the Campbellton Road TAD is to create a major financial incentive that would support creation of an effective public-private partnership to facilitate the resurgence of the area by encouraging new substantial private investment. The Campbellton Road TAD would establish the framework for new redevelopment opportunities and investment covering a major arterial linking downtown to the neighborhoods in the southwest of the City and provide an important economic incentive to enhance the market competitiveness of a large area in southwestern Atlanta. The Campbellton Road TAD would spur private redevelopment activity in the five sub-areas including Greenbriar Mall, Ft. McPherson, and areas to the west in much the same way existing TADs have attracted projects and promoted significant growth and redevelopment in other parts of the City. The proposed TAD incentives will allow this key southwest corridor to compete aggressively for new development opportunities that might otherwise locate outside of the City.

The Proposed TAD Area

The TAD area consists of approximately 1,433 acres with 585 individual parcels along Campbellton Road and within five identified development sub-areas. The Campbellton Road TAD encompasses the Campbellton Road Corridor and surrounding areas bordered by the string of industrial properties just east of Lee Street to the east, Langford Parkway

(GA Route 166) to the south, and westward to the Atlanta city limit, which is at the intersection of Enon Road on the west and generally extending to the northern edge of properties bordering the north side of Campbellton Road.

Proposed Boundaries Campbellton Road TAD



Southside TADs - Campbellton Road
Existing Land Use

Prepared by Urban Collage, Inc.
in association with Blakrely & Assoc. and Contentis Consulting



The following table summarizes the 585 land parcels comprising the approximately 1,433 acre Campbellton Road TAD as defined by five development sub-areas. A complete list of all parcels in the TAD boundary is found in the Appendix.

Summary of Campbellton TAD Properties						
Sub Area	Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value*	2006 Tax Rate	Sum of Taxes
Ft McPherson	54	606	\$ 46,402,860	\$ 6,963,344	0.041586	\$ 289,578
Delowe	266	302	\$ 101,288,780	\$ 40,180,072	0.041586	\$ 1,670,928
Harbin	80	109	\$ 35,741,100	\$ 6,963,344	0.041586	\$ 366,579
Greenbriar	74	267	\$ 117,275,300	\$ 41,716,600	0.041586	\$ 1,734,827
Ben Hill	111	150	\$ 46,990,500	\$ 8,814,960	0.041586	\$ 572,381
Total	585	1,433	\$ 347,698,540	\$ 111,438,776	0.041586	\$ 4,634,293

* Assumes \$15,000 homestead exemption

How Residents in Atlanta and Fulton County Will Benefit

The benefits to the City and County from creation of the Campbellton Road TAD and the projects which will result include:

- ❑ New private capital investment of approximately \$1.8 billion through 2020 on property located in an area that historically has been underserved
- ❑ Creation of jobs in the professional, business, and service industries with the substantial new office, research and development and retail development
- ❑ Creation of new shopping, recreation, and entertainment opportunities
- ❑ Creation of a more vibrant neighborhood environment by expanding residential opportunities with approximately 5,050 new housing units
- ❑ Improved pedestrian access to shopping, employment, regional transportation
- ❑ Establishment of neighborhood gathering places
- ❑ Attracting new customers for existing local businesses
- ❑ New annual sales tax revenues in excess of \$6.4 million by 2020 (based upon a \$.01 General Local Sales Tax, \$.01 School Board SPLOST Tax, and a \$.01 City Sewer Tax)

Why the Campbellton Road Corridor Qualifies for TAD

The Campbellton Road TAD district qualifies as a redevelopment area under sections 36-44-3(7) (A), (E), and (F) of the Redevelopment Powers Law. As will be demonstrated in the following sections, the Campbellton Road Redevelopment Area contains:

- ❑ A significant number of deteriorated, or deteriorating structures and of vacant, underutilized lots that substantially impair and arrest the sound growth of the community that:



1. retard the provision of housing accommodations or employment opportunities, and
 2. constitute an economic or social liability that is a menace to public health, safety, morals, and welfare in its present condition and use.
- Sites within the redevelopment area which are substantially underdeveloped and/or undervalued.
 - The area's under performance relative to performance of surrounding areas and the City in terms of economic and social prosperity.
 - The negative conditions in the area necessitate its redevelopment including:
 1. The comparative lack of investment which has occurred in the area.
 2. The low incomes of the residents, the poor quality of housing stock, and low home values in the area.
 - The redevelopment plan is designed to meet the city and community's land use objectives for the area.
 - The opportunity to leverage private resources to redevelop the area.
 - The ability of the Campbellton Road TAD to serve as a catalyst to attract new investment throughout the area.

Specifically, the proposed Campbellton Road TAD Redevelopment Area qualifies as a Tax Allocation District ("TAD") due to a number of demographic and economic factors:

- **Declining Population** – Population growth rates, both historical and projected, in the TAD area lag growth in the City. Between 2006 and 2011, the City is anticipated to report growth of 0.8 percent compared to the Campbellton Road TAD at negative 5.9 percent. Between 2000 and by 2006, the City experienced growth of 0.7 percent while the TAD declined by 9.0 percent.
- **Significantly Lower Median Incomes of Area Households** – The median income in the TAD area of \$29,353 represents only 68 percent of Atlanta's median income. Approximately 44 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 51 percent of that reported citywide.
- **Single-Parent Households Dominate** - Approximately 40 percent of households in the TAD area are headed by a single-parent, compared to 24 percent in the City. Of the single-parent households, 84 percent are headed by females in the TAD.
- **Lower Educational Attainment** –Only 14 percent of residents of the TAD area 25+ years old are college graduates versus 35 percent in the City. Within the TAD area, 27 percent of residents 25+ years old did not graduate from high school compared to 23 percent in the City.
- **Housing of Lower Values** – The median home value in the TAD in 2006 was \$109,844 versus \$207,243 in the City, or just 53 percent of the City's value. Less than 6 percent of the homes in the TAD area are valued at over \$200,000, compared to 51 percent in the City.
- **Older Housing Stock** – The average housing in the TAD is 40 years old, with 78 percent of all homes built prior to 1970, versus 63 percent in the City.

- ❑ **Higher Propensity to Rent** - Within the TAD area, 66 percent of housing is renter occupied compared to 57 percent in the City.
- ❑ **Substandard Multi-Family Rental Market** – A sample of approximately 2,000 multi-family apartment structures in the Delowe area are on average 37 years of age and achieve rental rates which represent 70 percent of those found in metro Atlanta. Many properties report vacancy rates in the mid teens compared to 7.9 percent in metro Atlanta. Upon inspection, many properties appear to be in poor condition, some with boarded up entrances and fire damage.

Plan Goal

The Campbellton Road Tax Allocation District, if approved by Atlanta, Fulton County, and the Atlanta Public Schools, will allow for the creation of a tax allocation district that is aligned with the City's focus on three major areas to promote economic development:

- 1) healthy neighborhoods and quality of life;
- 2) economic opportunity; and
- 3) physical infrastructure through an effective public-private partnership.

By establishing the proposed Campbellton Road TAD, Atlanta will:

- ❑ Attract substantial private investment to help finance key commercial, retail and residential development and public spaces that will act as catalysts for additional private commercial and residential investments in this substantial corridor in southwest Atlanta.
- ❑ Spur additional new construction that will create a significant number of jobs, expanding the economy of the City on underutilized and deteriorated sites; and
- ❑ Help increase the future tax digest of Atlanta and Fulton County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents.

The TAD will help promote the goals of the *Atlanta Comprehensive Development Plan* as well as address key items identified for the city of Atlanta in the *New Century Economic Development Plan*. It will help to serve as a key project for the evolution of the corridor into a balanced development by encouraging a mix of land uses, increasing the economic vitality of the area, and enhance the quality of life of the residents of the Campbellton Road corridor. It will also entice development to the area that has historically been bypassed given issues with surrounding deterioration and crime. By its design, it will generate significant direct economic impacts in terms of new development, increased retail spending, more appealing residential units, and retain jobs that could be lost to other areas of the region. The area's redevelopment should also have positive indirect benefits to the greater Atlanta area.

Proposed Redevelopment Project

Within the Campbellton Road Corridor five distinct sub-areas for development have been identified:

- ❑ Fort McPherson
- ❑ Delowe Neighborhood
- ❑ Harbin Neighborhood
- ❑ Greenbriar LCI area
- ❑ Ben Hill Neighborhood

The five sub-areas of the Corridor, will offer a mix of residential, retail, office, and research park developments. We envision the development projects will occur in three phases beginning with 2007-2010, and then in five year increments until 2020. At build out, which is anticipated to be 2020, the estimated total private investment is more than \$1.8 billion within the TAD and will contain:

Campbellton Corridor Summary of Development Potential				
	2010	2015	2020	Estimated Total Private Investment
Residential				
Single Family Units	50	200	200	450
Townhome Units	400	600	500	1,500
MF/Condominium Units	500	1,350	1,100	2,950
Senior Housing	150	-	-	150
Residential Total	1,100	2,150	1,800	5,050
Commercial				
Retail S.F.	325,000	410,000	250,000	985,000
Office S.F.	260,000	700,000	700,000	1,660,000
Research Park S.F.	-	400,000	500,000	900,000
Commercial Total	585,000	1,510,000	1,450,000	3,545,000
Total Market Value	\$ 283,975,000	\$ 781,900,000	\$ 808,200,000	\$ 1,874,075,000

Source: Bleakly Advisory Group

Potential Campbellton Road TAD Funds

Based upon a three phase development schedule, a total of approximately \$224.7 million in TAD proceeds could be generated within the five sub-areas.



Summary TAD Potential				
	2010	2015	2020	Total
Ft. McPherson	\$ -	\$ 46,041,659	\$ 64,336,406	\$ 110,378,066
DeLowe	\$ 5,054,023	\$ 8,278,069	\$ -	\$ 13,332,092
Harbin	\$ 7,433,941	\$ 4,221,049	\$ -	\$ 11,654,990
Greenbriar Mall	\$ 4,675,096	\$ 30,475,775	\$ 43,996,187	\$ 79,147,059
Ben Hill Village	\$ 6,049,900	\$ 4,129,266	\$ -	\$ 10,179,166
Total	\$ 23,212,960	\$ 93,145,818	\$ 108,332,594	\$ 224,691,373

Source: Bleakly Advisory Group

The potential TAD proceeds assume a debt coverage ratio of 1.25 and an interest rate of 6.5 percent with an amortization of 25 years. Typical debt reserve, capitalized interest deductions and issuance costs were also assumed.

Use of TAD Funds

In the operation of the Campbellton Road TAD, TAD funding will be targeted to the following purposes, consistent with established city policies:

Campbellton Road TAD Infrastructure Costs 2007-2020	
<i>Greenbriar Sub-Area</i>	
Public infrastructure, green space, transportation improvements	\$11,905,000
<i>Fort McPherson, Delowe, Harbin and Ben Hill Sub-Area</i>	
Public infrastructure, green space, transportation improvements	\$26-\$60,000,000
<i>Project Specific Infrastructure/Predevelopment Assistance--5 Sub-Areas</i>	<u>\$144-178,000,000</u>
<i>Total TAD Infrastructure Costs</i>	\$224,000,000

Infrastructure

Due to the substantial infrastructure needs of the Campbellton Road Corridor, 20 percent of all TAD bond proceeds will be committed to fund non-project specific infrastructure in the Corridor.

Potential Housing Impact of the Campbellton Road TAD

The creation of the Campbellton Road TAD has been designed to minimize the impact on the existing inventory of housing in the proposed district, while creating strategies to improve the portions of the housing stock that are deteriorated or have completed their effective useful lifecycle as suitable housing. Specifically, the objectives of the proposed plan regarding housing are:

- ❑ *Preservation of existing single family housing and neighborhoods.*
- ❑ *Stimulate the creation of new market rate housing to create greater balance in the housing inventory and encourage reinvestment.*
- ❑ *Redevelopment in four of five sub-areas will be targeted to commercial areas.*
- ❑ *Affordable housing is being created by the market.* Due to the comparatively affordable land prices in the Campbellton Corridor a significant percentage of the new housing being constructed meets the definition of affordability established by ADA.

Summary of Campbellton Road TAD Costs and Benefits

Summary of Campbellton Road TAD Costs and Benefits	
Value of private capital investment	1.87 billion
Taxable value of development	\$673.9 million
Cost of public infrastructure to be financed by TAD	\$224.7 million
Estimated ad valorem tax increment after full build out of projects in the five sub-areas	\$30.1 million

II. Introduction

Establishing the Campbellton Corridor as a Priority for Growth and Development

“2005 was a remarkable year. It brought what I believe is a turning point in the history of our City. This turning point is not defined by a single momentous event. It is the culmination of a series of accomplishments that, taken together, point to a beginning of a new “Age of Atlanta”.

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Yet, other areas of the City have continued to lag during this period of positive growth, continuing to suffer from a long period of disinvestment. While hopeful early signs of reversal are starting to occur in many of these areas, the Mayor and City Council are determined to bring additional focus and attention to the need for investment in these areas.

In 2005, the *New Century Economic Development Plan*, which guides the City’s economic development efforts, established the six priority areas of interest saying “increasing economic vitality of underserved areas is a key economic development initiative of the City of Atlanta”:

- ❑ The Donald Lee Hollowell Parkway corridor
- ❑ The Simpson Road corridor
- ❑ The Memorial Drive corridor



- ❑ The Jonesboro Road corridor
- ❑ The Stadium Neighborhoods (Summerhill, Mechanicsville, Peoplestown, and Pittsburgh)
- ❑ The Campbellton Road corridor

In addition, City Council and the Administration identified four other areas of interest:

- ❑ The Martin Luther King Drive corridor
- ❑ Georgia Avenue/Ralph David Abernathy Boulevard/Cascade Road area
- ❑ Metropolitan Parkway corridor
- ❑ Campbellton Road/Greenbriar Parkway corridor

Thus, the Campbellton Road/Greenbriar Parkway corridor was identified both in the *New Century Economic Development Plan* (EDP) and by the Council and administration as one of the priority areas of interest for future improvement and investment.

In 2005, the Atlanta Development Authority commissioned a study entitled *Analysis of Incentives to Encourage Investment in Underserved Areas*. The study identified opportunities appropriate for alternative economic development tools to spur redevelopment in areas of the City that have historically suffered from disinvestment. The study focused on the six priority areas identified in the *New Century Economic Development Plan* and the four additional Areas of Interest. As previously noted, Campbellton Road is one of the six priority areas designated by the study for concentrated economic development focus. The key purposes of the study included assigning priorities based on market support and the fiscal impacts associated with the redevelopment opportunity. *The study recommended along the Campbellton Road Corridor the areas of Fort McPherson, Delowe Drive, Ben Hill/Harbin Road and Greenbriar Mall as all near-term TAD opportunities with a high likelihood of implementation success. It ranked the Campbellton Corridor among the top in terms of redevelopment potential.*

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- ❑ Improve the investment environment to attract a “Fair Share” of regional growth
- ❑ Preserve and enhance the residential neighborhood character
- ❑ Improve the appeal of the commercial areas
- ❑ Attract uses at key redevelopment locations to expand employment opportunities (major anchor projects are located along the corridor including Ft. McPherson, Greenbriar Mall, and the Beltline)
- ❑ Stimulate redevelopment through creation of an effective public-private partnership

In 2001, an LCI Study was completed for the Greenbriar Town Center area. The community vision was developed as follows:

“To create an economically vibrant, integrated, interconnected community of all ages sharing in enhanced community assets. The focal point of these assets will be a more green, pedestrian friendly Greenbriar Mall area with clearly defined and improved access from local and major roads. The focal point will be nourished by a healthy mix of employment, housing and family entertainment uses.”

In 2004, the City of Atlanta updated the *City’s Comprehensive Development Plan*. The goals and objectives of the plan include:

- ❑ Combine public and private resources to support development and enhancement of its different community needs:
 - Lower income communities seeking new investment and revitalization
 - Public housing communities seeking reintegration into larger community
 - The large, high-intensity residential centers of Downtown.
- ❑ Transform its commercial streets and centers from repellent divides into attractive connections between neighborhoods.
- ❑ Aggressively expand sidewalk and bicycle linkages to connect neighborhoods with their centers and to support transit access, mixed-use development connections and the enjoyment of the parks and greenway systems.
- ❑ Design good pedestrian ways, lighting, public arts, coordinated “street furniture,” way-finding systems and small parks to accentuate the attractiveness and security of its public ways.
- ❑ Encourage intensive mixed-use development in live/work/play environments close to transit.

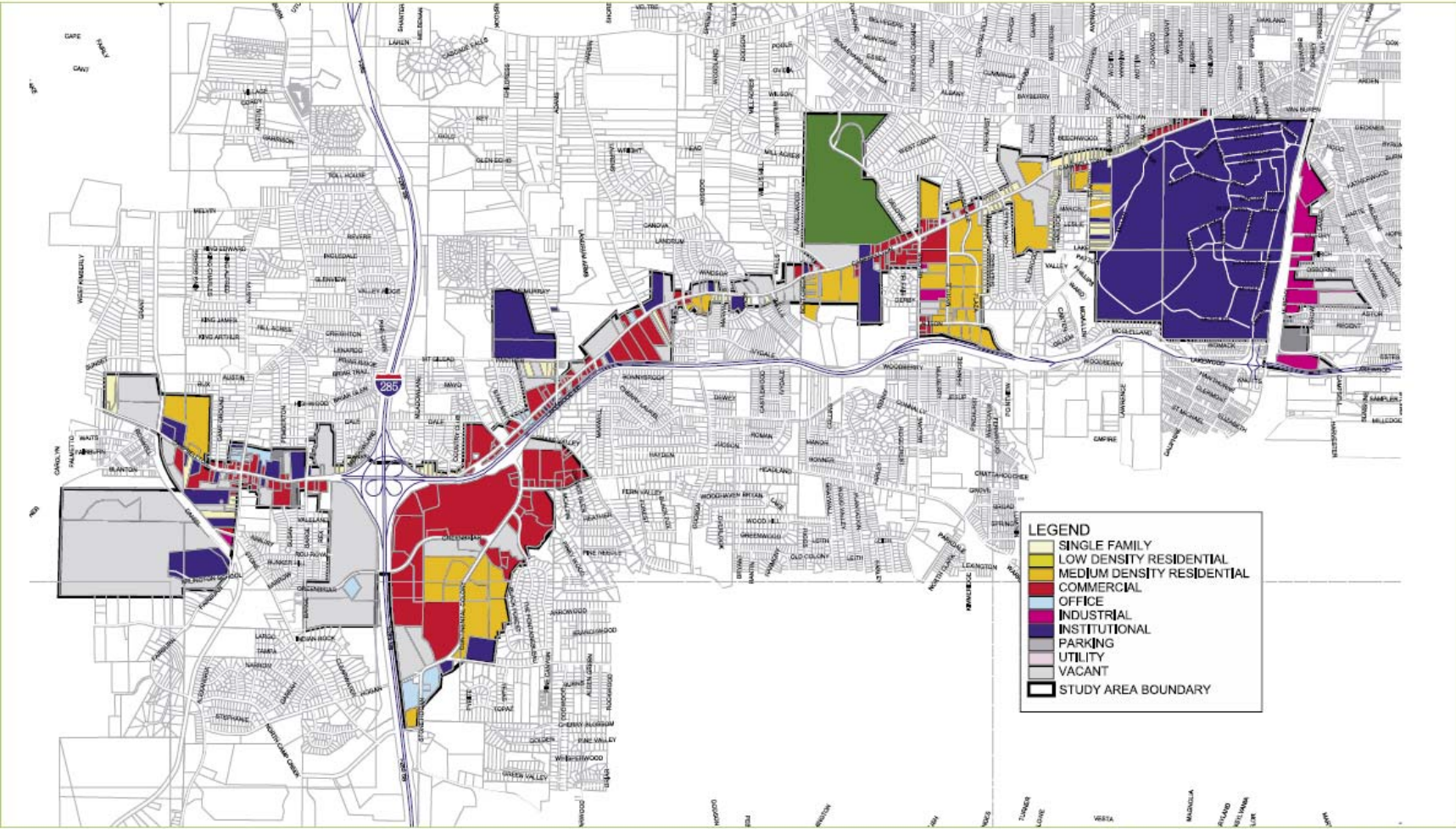
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Boundaries [OCGA 36-44-3(9)(A)]

The TAD area consists of approximately 1,433 acres with 585 individual parcels along Campbellton Road and within five identified development nodes. The Campbellton Road TAD encompasses the Campbellton Road corridor and surrounding areas bordered by the string of industrial properties just east of Lee Street to the east, Langford Parkway (GA Route 166) to the south, and westward to the Atlanta city limit, which is at the intersection of Enon Road on the west and generally extending to the northern edge of properties bordering the north side of Campbellton Road.

The Campbellton Road TAD area is outlined in the following map and a full description of the TAD boundary can be found in the Appendix.

Proposed Boundaries Campbellton Road TAD



Southside TADs - Campbellton Road
Existing Land Use

Prepared by Urban Collage, Inc.
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The following table summarizes the 585 land parcels comprising the approximately 1,433 acre Campbellton Road TAD as defined by five development sub-areas. A complete list of all parcels in the TAD boundary is found in the Appendix.

Summary of Campbellton TAD Properties						
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How Residents in Atlanta and Fulton County Will Benefit

The benefits to the City and County from the completed project include:

- ❑ New private capital investment of approximately \$1.8 billion through 2020 on property located in an area that historically has been underserved
- ❑ Creation of jobs in the professional, business, and service industries with the substantial new office, research and development and retail development
- ❑ Creation of new shopping, recreation, and entertainment opportunities
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- ❑ Improved pedestrian access to shopping, employment, regional transportation
- ❑ Establishment of neighborhood gathering places
- ❑ Attracting new customers for existing local businesses
- ❑ New annual sales tax revenues in excess of \$6.4 million by 2020 (based upon a \$.01 General Local Sales Tax, \$.01 School Board SPLOST Tax, and a \$.01 City Sewer Tax)

Overview of a Tax Allocation District

Creation of a TAD is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36. A TAD is a tool used to publicly finance redevelopment activities in underdeveloped or blighted areas. A TAD derives its funding from the incremental increase in the Redevelopment Area’s ad valorem revenues as a result of new development and natural increases in the tax base. These revenues are placed in a special redevelopment fund for the Redevelopment Area and are used to pay directly for the redevelopment costs or to issue bonds to finance redevelopment costs.

Georgia's Redevelopment Powers Law was amended in 2001 by the Georgia General Assembly to expand eligible areas and uses for TAD within boundaries designated as tax allocation districts. TADs are becoming an increasingly popular economic development tool in Georgia. More than 48 states nationally use tax increment financing as a redevelopment financing mechanism for underdeveloped or blighted areas. Since the 1970's, these states have completed hundreds of projects using tax increment financing. Georgia only began to use TADs in a substantial way in 1999 with the approval of two major TADs in Atlanta. Since then, the number of TADs has increased significantly. TADs, and the financing they leverage, offer important tools for cities and counties like Atlanta and Fulton to use in attracting investment into underdeveloped areas.

To date, the City of Atlanta has established the following Tax Allocation Districts:

- ❑ Westside
- ❑ Atlantic Station
- ❑ Princeton Lakes
- ❑ Perry-Bolton
- ❑ Eastside
- ❑ Beltline

A tax allocation district is established to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. A TAD offers the City of Atlanta the opportunity to promote redevelopment projects in areas that would otherwise not attract significant investment. The proposed TAD will enhance the development community's perception of the Campbellton Road Corridor's receptivity to economic development. In addition, investment in the TAD will stimulate growth in other parts of these underserved neighborhoods and the city as well. The proposed Campbellton Road TAD contains two major redevelopment opportunities: the first, created by the closure of Fort McPherson as a result of the Base Realignment and Closure ("BRAC") process, and the second, the recent change in ownership and planned repositioning of the Greenbriar Mall. Research by the Georgia Municipal Association shows communities which undertake coordinated redevelopment efforts grow their Tax Digest at a more rapid rate than communities which do not.

There are other advantages to the use of a TAD. Georgia's tax allocation districts share redevelopment investment traits with other U.S. cities that support tax increment financing projects:

- ❑ **A stronger economic base.** Private development that would not have otherwise occurred without the TAD designation can be attracted by this incentive.
- ❑ **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners.

- ❑ **TAD/Tax Increment Financing is a well know incentive.** With 48+ states using TAD/TIF, the incentive is known and understood by the development community. Other cities have found tax increment financing an effective way to lure private development, attract new industry, create more jobs, and ultimately, expand an area's tax base.
- ❑ **TAD investments are in public improvements.** The funds from TAD improve the public infrastructure rather than being used to directly fund private development.
- ❑ **TAD/TIFs have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis, and in the City of Atlanta, with over \$300 million in TAD project bonds issued.
- ❑ **TAD funds leverage substantial private investment.** Typical TAD funds represent only 5 to 15 percent of investment in a project. The remaining 85 to 95 percent of project funds come from private sector debt or equity investment in the project.

Tax allocation district financing has been used to successfully address site-specific development problems while it achieves broader economic development objectives. TADs have been adopted in response to projects both inside and outside previously defined redevelopment areas. In either planning context, TADs have been shown to attract investment in areas that would not otherwise occur, resulting in greater, long-term economic benefits to those areas and the cities where they are located.

III. Proposal

Grounds for Exercise of Redevelopment Powers

Tax Allocation Districts are authorized in Georgia under the Redevelopment Powers Law, Chapter 44, Title 36. As amended in 2001, a redevelopment area is defined in Section 3, subsection 7 as:

(A): Any urbanized or developed area in which the structures, building or improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

(E): “Any areas located within an urbanized or developed area which is substantially underutilized by containing open lots or parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older, or by containing structures or buildings or relatively low value as compared to the value of the structures or buildings in the vicinity of the area...which the local legislative body designates as appropriate for community redevelopment or by any combination of the foregoing factors.”

(F): “Any geographic area designated within the comprehensive plan of a political subdivision for redevelopment which has previously been developed for commercial, residential, industrial, office, or similar or ancillary uses ...in which the current condition of the areas is less desirable than the redevelopment of the area for new commercial, residential, industrial, office or other uses or a combination of uses, including the provision of open space or pedestrian or transit improvements...which the political subdivision has determined to be impairing or retarding the redevelopment of the area.”

A redevelopment area is also “Any open area located within an urbanized or developed area within the corporate limits of a municipality which because of any factor or combination of factors enumerated...substantially impairs or arrests the sound growth of the community.”

Why This Project in Atlanta Qualifies for TAD

The Campbellton Road TAD district qualifies as a redevelopment area under sections 36-44-3(7) (A), (E), and (F) of the Redevelopment Powers Law. As will be demonstrated in the following sections, the Campbellton Road Redevelopment Area contains:

- ❑ A significant number of deteriorated, or deteriorating structures and of vacant, underutilized lots that substantially impair and arrest the sound growth of the community; that
 1. retard the provision of housing accommodations or employment opportunities, and
 2. constitute an economic or social liability that is a menace to public health, safety, morals, and welfare in its present condition and use.
- ❑ Sites within the redevelopment area which are substantially underdeveloped and/or undervalued.
- ❑ The area's under performance relative to performance of surrounding areas and the City in terms of economic and social prosperity.
- ❑ The negative conditions in the area necessitate its redevelopment including:
 1. The comparative lack of investment which has occurred in the area.
 2. The low incomes of the residents, the poor quality of housing stock, and low home values in the area.
- ❑ The redevelopment plan is designed to meet the city and community's land use objectives for the area.
- ❑ The opportunity to leverage private resources to redevelop the area.
- ❑ The ability of the Campbellton Road TAD to serve as a catalyst to attract new investment throughout the area.

Specifically, the proposed Campbellton Road TAD Redevelopment Area qualifies as a Tax Allocation District ("TAD") due to a number of demographic and economic factors:

- ❑ **Declining Population** – Population growth rates, both historical and projected, in the TAD area lag growth in the City. Between 2006 and 2011, the City is anticipated to report growth of 0.8 percent compared to the Campbellton Road TAD at negative 5.9 percent. Between 2000 and by 2006, the City experienced growth of 0.7 percent while the TAD declined by 9.0 percent.
- ❑ **Significantly Lower Median Incomes of Area Households** – The median income in the TAD area of \$29,353 represents only 68 percent of Atlanta's median income. Approximately 44 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 51 percent of that reported citywide.
- ❑ **Single-Parent Households Dominate** - Approximately 40 percent of households in the TAD area are headed by a single-parent, compared to 24

percent in the City. Of the single-parent households, 84 percent are headed by females in the TAD.

- ❑ **Lower Educational Attainment** –Only 14percent of residents of the TAD area 25+ years old are college graduates versus 35 percent in the City. Within the TAD area, 27 percent of residents 25+ years old did not graduate from high school compared to 23 percent in the City.
- ❑ **Housing of Lower Values** – The median home value in the TAD in 2006 was \$109,844 versus \$207,243 in the City, or just 53 percent of the City’s value. Less than 6 percent of the homes in the TAD area are valued at over \$200,000, compared to 51 percent in the City.
- ❑ **Older Housing Stock** – The average housing in the TAD is 40 years old, with 78 percent of all homes built prior to 1970, versus 63 percent in the City.
- ❑ **Higher Propensity to Rent** - Within the TAD area, 66 percent of housing is renter occupied compared to 57 percent in the City.
- ❑ **Substandard Multi-Family Rental Market** – Multi-family apartment structures in the Delowe area are on average 37 years of age and achieve rental rates which represent 70 percent of those found in metro Atlanta. Many properties report vacancy rates in the mid teens compared to an average of 7.9 percent in metro Atlanta. Upon inspection, many properties appear to be in poor condition, some with boarded up entrances and fire damage.

Summary of Project Conditions

With the exception of Ft. McPherson which is owned by the federal government, the vast majority of properties in the TAD Area are privately owned. The corridor was developed as one of Atlanta’s first ring suburbs. Historically, the corridor provided the community’s primary business and commercial destination with Greenbriar Mall, built in 1965, as the first enclosed mall in the Atlanta region. However, in the late 1980’s, Delta Airlines abandoned their office site, which had a tremendous negative impact on the area. Today, many developments have high vacancy levels, are older and in poor condition, thus, are strong potential candidates for redevelopment. In total, the TAD Area will encompass approximately 1,433 acres.

Key development areas found within the Campbellton Road TAD area include Ft. McPherson and Greenbriar Mall. A redevelopment plan for Greenbriar Town Center was created in 2001 as part of an LCI planning process, however, little action has occurred without public involvement. A redevelopment plan for Ft. McPherson is currently underway. These two areas are very large and are significant opportunities to serve as catalysts for redevelopment of the Corridor.

- ❑ Greenbriar Mall and the surrounding area was the subject of an extensive redevelopment planning effort as part of a 2001 Livable Center Initiative Study of the area. As a result of the study, the City obtained LCI funding of \$3.2 million for streetscape improvements along Greenbriar Parkway

and Continental Colony Parkway as well as intersection improvements at Greenbriar Parkway at Headland Drive and Campbellton Road at Barge Road. The concept design and engineering are nearing completion and construction is due to occur in the coming years. In addition, a new partnership was created between the existing ownership group of the Greenbriar Mall, Greenbriar Investment Trust and Atlanta-based Hendon Properties, LLC. The new partnership will focus on revitalizing the mall and its adjoining out parcels. The joint venture also has plans to upgrade interior and exterior lighting, implement a new kiosk program and revamp the branding of Greenbriar Mall. The partnership is especially motivated to draw a marquee tenant to the former Cub Foods Building.

- Ft. McPherson is currently home to the headquarters of the U.S. Army Forces Command and the Third Army. In November 2005, the recommendation from the BRAC process to close Ft. McPherson became law. Subsequently, Mayor Franklin created the McPherson Planning Local Redevelopment Authority (“PLRA”). The McPherson PLRA is responsible for planning the reuse of Ft. McPherson’s 488 acres. The Army is expected to vacate the facility within six years. A grant was awarded to Atlanta to hire a consultant to assess the needs of Ft. McPherson employees and contractors, as well as those surrounding small businesses. Executive Director of the McPherson PLRA believes there will be strong interest from the development community and the redevelopment of Ft. McPherson presents the metro region with a unique opportunity for significant future growth. The official redevelopment plan for the Fort is scheduled for completion in September 2007.

Plan Vision

The vision for the Campbellton Road TAD is to put in place this incentive which would foster the creation of one or more public-private partnerships to facilitate the resurgence of an area in southwest Atlanta by encouraging substantial new private investment. The Campbellton Road TAD would establish the framework for new redevelopment opportunities and investment covering a major arterial linking downtown to neighborhoods along the Corridor to the southwest of the city and correcting an incentive imbalance that has unintentionally eroded the market competitiveness of a large area in southwestern Atlanta. The Campbellton Road TAD would spur private redevelopment activity linking the redevelopment of Greenbriar Mall, Ft. McPherson and the other development areas in much the same way existing TADs have attracted projects and promoted significant growth and redevelopment. The proposed TAD incentives will allow this key southwest corridor to compete aggressively for new development opportunities that might otherwise locate outside of the City.

Establishment of the Campbellton Road TAD is an effective means to implement what has been identified as a major redevelopment need in the Campbellton Road corridor in numerous studies that have occurred over the years. The Corridor is an underserved area

which has dramatically lagged other areas of the City in attracting new investment. It is an important Corridor in the City of Atlanta that warrants redevelopment.

Plan Goal

The Campbellton Road Tax Allocation District, if approved by Atlanta, Fulton County, and the Atlanta Public Schools, will allow for the creation of a tax allocation district that is aligned with the City’s focus on three major areas to promote economic development:

- 1) healthy neighborhoods and quality of life;
- 2) economic opportunity; and
- 3) physical infrastructure through an effective public-private partnership.

By establishing the proposed Campbellton Road TAD, Atlanta will:

- ❑ Attract substantial private investment to help finance key commercial, retail and residential development and public spaces that will act as catalysts for additional private commercial and residential investments in this substantial corridor in southwest Atlanta.
- ❑ Spur additional new construction that will create a significant number of jobs, expanding the economy of the City on underutilized and deteriorated sites; and
- ❑ Help increase the future tax digest of Atlanta and Fulton County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents.

The project will help promote the goals of the *Atlanta Comprehensive Development Plan* as well as address key items identified for the city of Atlanta in the *New Century Economic Development Plan*. It will help to serve as a key project for the evolution of the corridor into a balanced development by encouraging a mix of land uses, increasing the economic vitality of the area, and enhancing the quality of life of the residents of the Campbellton Road corridor. It will also entice development to the area that has historically been bypassed given issues with surrounding deterioration and crime. By its design, it will generate significant direct economic impacts in terms of new development, increased retail spending, more appealing residential units, and retain jobs that could be lost to other areas of the region. The area’s redevelopment should also have positive indirect benefits to the greater Atlanta area.

Potential Housing Impact of the Campbellton Road TAD

The creation of the Campbellton Road TAD has been designed to minimize the impact on the existing inventory of housing in the proposed district, while creating strategies to improve the portions of the housing stock that are deteriorated or have completed their effective useful lifecycle as suitable housing. Specifically, the objectives of the proposed plan regarding housing are:

- ❑ ***Preservation of existing single family housing and neighborhoods***—the proposed TAD district is limited to commercial areas of the corridor to the

degree possible. The only single family housing included in the district are those properties directly fronting on Campbellton Road, and their inclusion is based solely on the need to provide a contiguous boundary for the TAD which connects the five sub-areas.

- ***Stimulate the creation of new market rate housing to create greater balance in the housing inventory and encourage reinvestment***—The redevelopment projects in the five sub-areas are designed to create a more economically diverse resident population by attracting more market rate housing in the area. The increased level of investment which will result will improve the residential environment for all of the residents of the area and expand the range of housing options currently available.
- ***Redevelopment in four of five sub-areas targeted to commercial areas***--The redevelopment projects described in the plan for four of the five sub-areas are located in commercial areas or on vacant property. Thus, no existing housing will be impacted by the proposed development.
- ***Affordable housing being created by the market***--Due to the comparatively affordable land prices in the Campbellton Corridor a significant percentage of the new housing being constructed meets the definition of affordability established by ADA. For example, in the 2003-2005 period, the average price of new single family homes in the East Campbellton Road submarket (east of I-285) averaged \$177,000 (Smart Numbers, Inc.). Thus, in this TAD district the private market is creating a significant inventory of affordable housing without incentives, and we expect this trend to continue in future years.

Current Market Conditions

Property Values

Properties contained within the proposed TAD boundary representing approximately 1,433 acres have a 2006 market value of approximately \$347.7 million, a taxable value of approximately \$111.4 million, and generate approximately \$4.6 million in property taxes annually to the City, County and Atlanta Public Schools.

The following table summaries base values and the 2006 taxes for the properties within the proposed TAD by sub-area. A detailed listing of each property is found in the Appendix.

Summary of Campbellton TAD Properties						
Sub Area	Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value*	2006 Tax Rate	Sum of Taxes
Ft McPherson	54	606	\$ 46,402,860	\$ 6,963,344	0.041586	\$ 289,578
Delowe	266	302	\$ 101,288,780	\$ 40,180,072	0.041586	\$ 1,670,928
Harbin	80	109	\$ 35,741,100	\$ 6,963,344	0.041586	\$ 366,579
Greenbriar	74	267	\$ 117,275,300	\$ 41,716,600	0.041586	\$ 1,734,827
Ben Hill	111	150	\$ 46,990,500	\$ 8,814,960	0.041586	\$ 572,381
Total	585	1,433	\$ 347,698,540	\$ 111,438,776	0.041586	\$ 4,634,293

* Assumes \$15,000 homestead exemption

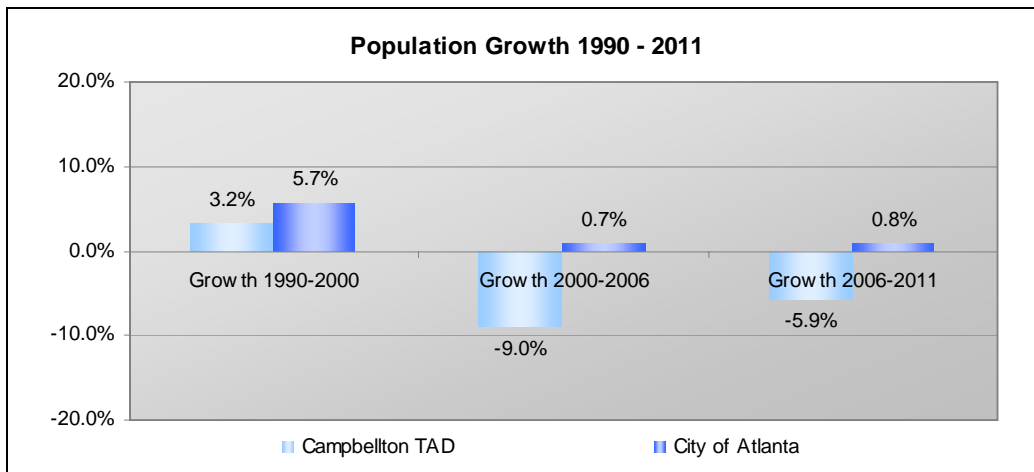
Study Area Economic History

An analysis of the economic and demographic trends in the study area reveals important information regarding the relative economic stagnation of the proposed Campbellton Road TAD has experienced compared to the rest of the City of Atlanta. The Campbellton Road TAD area was defined to include five key development sub-areas, Ft. McPherson, Delowe, Harbin, Greenbriar, and Ben Hill.

The following section present trends and comparative analysis related to population, wealth, housing stock, employment, and educational attainment on the proposed TAD area.

Population

Population growth within the study areas was moderate between 1990 and 2000, and is well below the growth experienced in the City. The City experienced growth of 5.7 percent during the ten year period compared to 3.2 percent in the TAD area.



More recent growth, between 2000 and 2006, as well as projected population growth through 2011, indicates the TAD will experience a significant population decline compared to slight positive growth in the City.

Total Population							
Area	1990	2000	2006*	2011**	Total Percent Growth		
					1990-2000	2000-2006	2006-2011
City of Atlanta***	394,092	416,474	419,483	422,907	5.7%	0.7%	0.8%
Campbellton Road TAD	22,391	23,118	21,034	19,802	3.2%	-9.0%	-5.9%

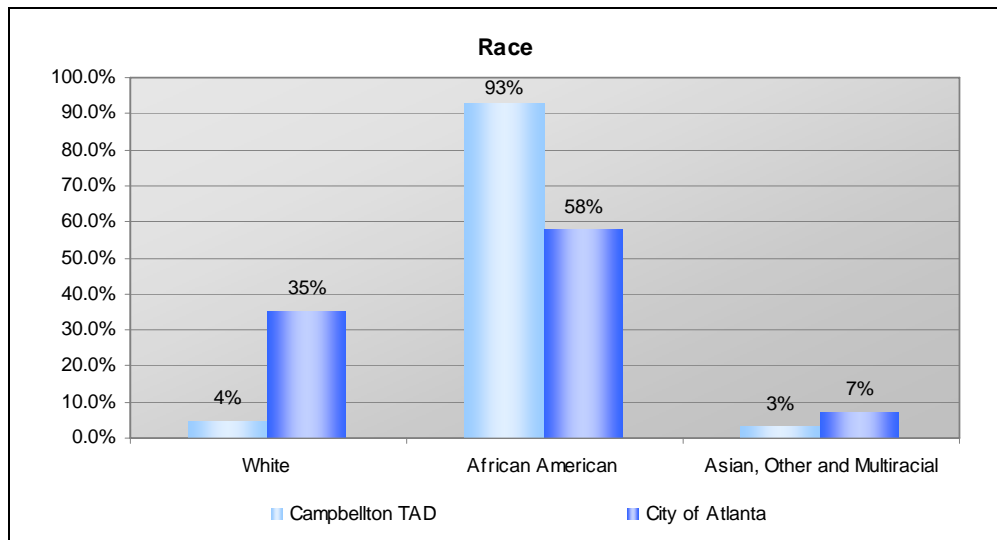
Source: Claritas

Notes: * estimated; ** projected; *** Most recent population estimates by the Atlanta Regional Commission (8-10-06) shows the City grew from 416,747 in 2000 to 451,600 residents by 2006. For consistency, Claritas estimates have been used in this analysis.

As the table and chart illustrate, there will be a decline in population over the next five years in the TAD area, compared to slightly positive growth anticipated by the City.

Race/Ethnicity

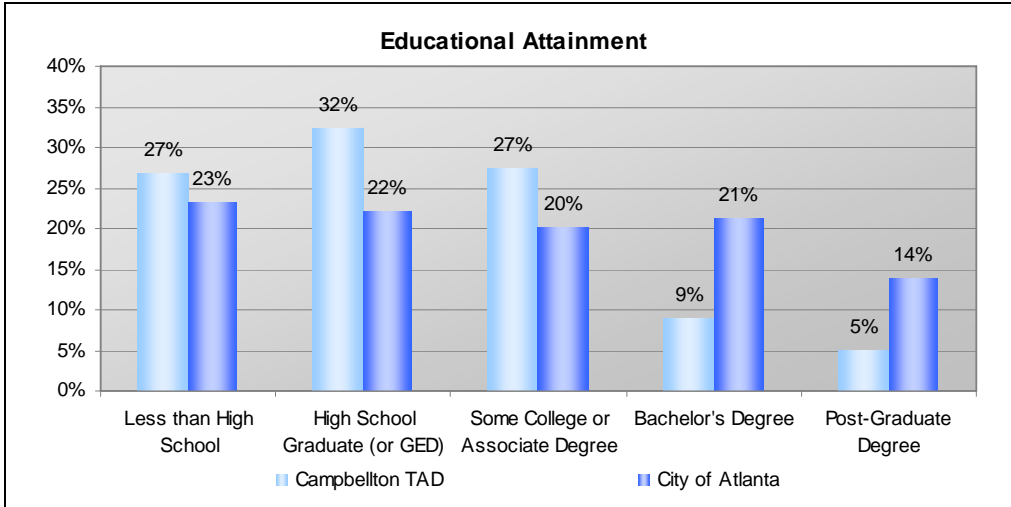
The Campbellton Road TAD area is predominantly African American with 93 percent of the population compared to the City with 58 percent.



Only 2 percent of the population is Hispanic or Latino in the TAD area compared to 6 percent in the City.

Educational Attainment

The educational attainment by those aged 25 and older in the TAD area lags significantly behind the performance of residents city-wide. For example, fourteen percent of TAD residents have received a college degree, versus 35 percent in the City. Approximately 27 percent of residents did not graduate from high school in the TAD area, compared to 23 percent in the City. And, 59 percent of residents of the TAD area have no more than a high school diploma, versus 45 percent in the City.



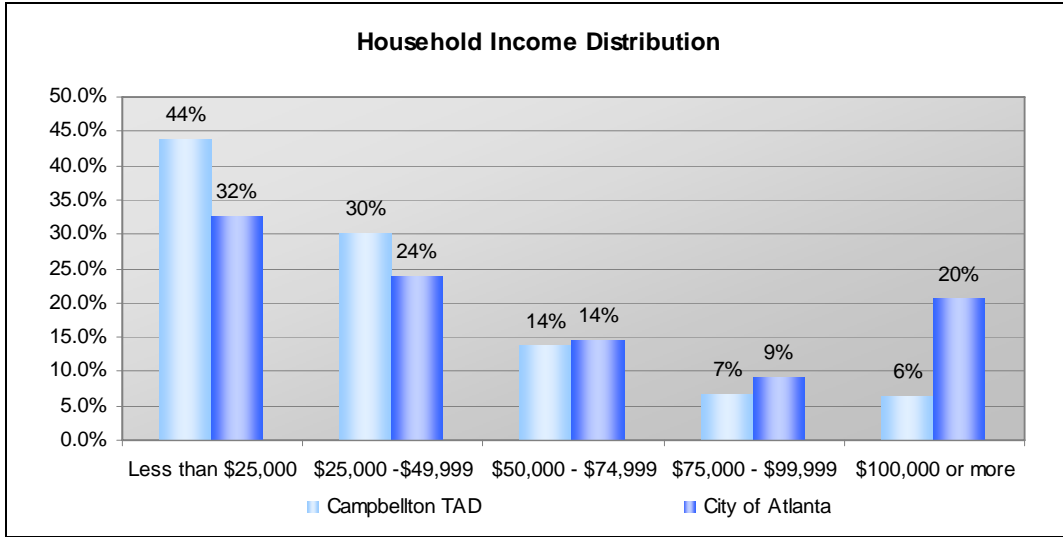
Income Indices

The 2006 median household income in the TAD of \$29,353 is only 68 percent of the City wide median household income of \$42,890. In addition, per capita income in the TAD is significantly lower, (51 percent) of that reported by the City.

Area	Median	
	Household Income	Per Capita Income
Campbellton TAD	\$ 29,353	\$ 15,723
City of Atlanta	\$ 42,890	\$ 30,628

Source: Claritas

Looking at the distribution of household income further illustrates the low incomes in the TAD area relative to those reported in the City. Households with incomes of less than \$25,000 account for 44 percent of households in the TAD, contrasting sharply with only 32 percent for the City. Conversely, only 6 percent of TAD area households earn \$100,000 or more versus 20 percent of City households. The following chart illustrates the wide divergence in wealth indices found within the TAD and City.

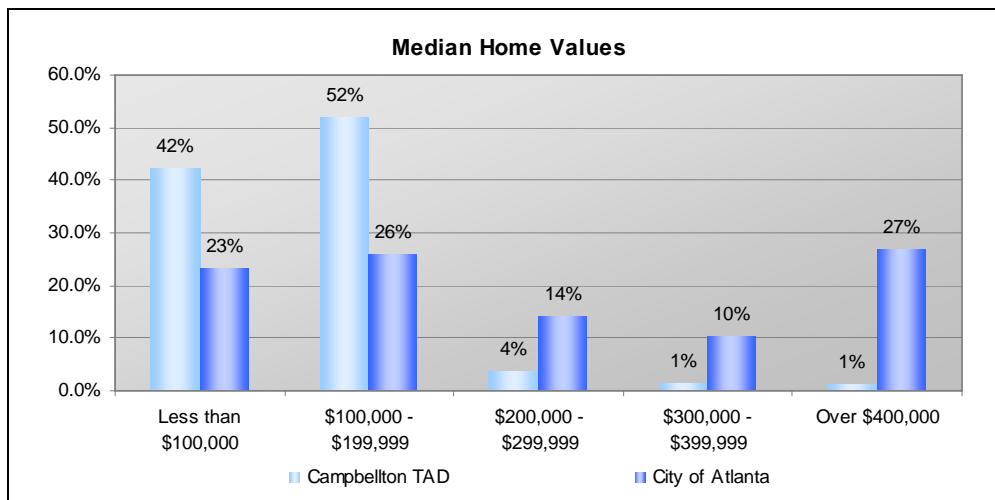


Approximately 22 percent of households in the TAD area live below the poverty line compared to 21.5 percent in the City.

Housing Values

The 2000 median housing values in the TAD was \$109,844 which was only 53 percent of the median value in the City of \$207,243.

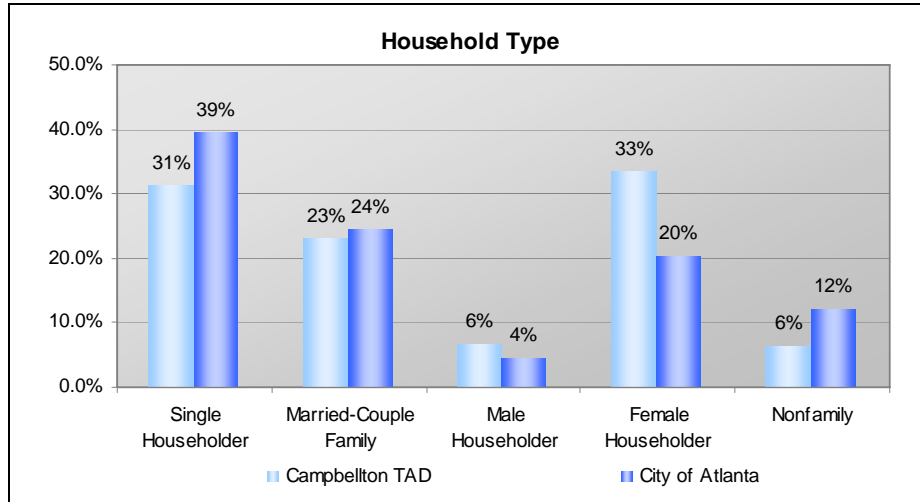
In terms of home values by price categories, the TAD area is highly concentrated in the lowest price range compared to the City and has a very limited number of homes in excess of \$200,000. One percent of the homes in the TAD are valued at over \$400,000, compared to 27 percent in the City.



Household Composition

In 2000, married couples (with or without children), represented 23 percent of all households and single households represented approximately 31 percent of all households in the TAD area. By comparison, in the City, nearly 24 percent of all households are

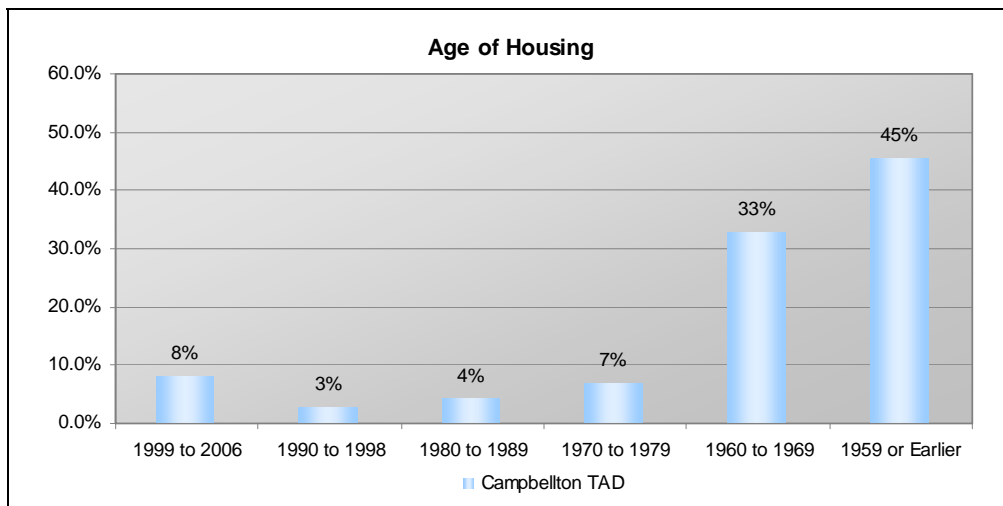
married couples (with or without children) and single households represented approximately 39 percent of all households. Approximately 33 percent of households in the TAD area are headed by females compared to 20 percent in the City. The TAD area is dominated by single parent households, approximately 40 percent compared to 24 percent in the City.



Housing Characteristics

The TAD area has a higher ratio of renter occupied housing compared to the City. In the TAD, approximately 66 percent are renters while 57 percent are renters in the City.

The average age of housing in the TAD is 40 years, with 78 percent of all owner-occupied homes having been built before 1970. Only 8 percent of housing stock in the TAD area was built since 1999.



Rental Market

According to REIS, a national real estate data source, there are 13 apartment buildings located in the Delowe area along Campbellton Road. These 13 properties contain 2,008 units. The properties on average are 37 years of age, ranging in year built from 1961 to 1972. The apartment projects have been classified as “B” or “C” properties in terms of quality, with “A” being the highest quality complex. Average monthly rents for these units are low, estimated to be \$575, compared to metro Atlanta at \$826 and the South Fulton sub-market at \$649. These rents do not consider concessions, which are typical for the area. Six properties report vacancy levels of 10 percent to 14 percent. By comparison, vacancy levels are reported to be 7.9 percent in the metro area.

Summary

In summary, the Campbellton Road TAD can be characterized as having:

- ❑ **Declining Population** – The population of the TAD area is projected to decline between 2006 and 2011 by 5.9 percent compared with a growing population in the City.
- ❑ **Significantly Lower Median Incomes** – The median income in the TAD area of \$29,353 represents 68 percent of Atlanta’s median income. Approximately 44 percent of households in the TAD report a median household income of less than \$25,000. This compares to approximately 32 percent of households in the City. Per capita income in the TAD is only 51 percent of that reported by the City.
- ❑ **Single-Parent Households Dominate** - Approximately 40 percent of households in the TAD area are headed by single-parents, compared to 24 percent in the City. Of the single-parent households in the TAD, 84 percent are headed by females.
- ❑ **Lower Educational Attainment** – Only 14 percent of residents of the TAD area are college graduates versus 35 percent in the City. Within the TAD area, 59 percent of residents have no more than a high school diploma compared to 45 percent in the City.
- ❑ **Housing of Lower Values** – The median home values in the TAD in 2006 was \$109,844 versus \$207,243 in the City, representing only 53 percent of the City’s value. Less than 6 percent of the homes in the TAD area are valued at over \$200,000, compared to only 51 percent in the City.
- ❑ **Older Housing Stock** – The average age of housing in the TAD area is 40 years, with 78 percent of all homes built prior to 1970.
- ❑ **Higher Propensity to Rent** - Within the TAD area, 66 percent of housing is renter occupied compared to 57 percent in the City.
- ❑ **Substandard Multi-Family Rental Market** – Multi-family apartment structures in the Delowe area are on average 37 years of age and achieve rental rates which represent 70 percent of those found in metro Atlanta. Many properties report vacancy rates in the mid teens compared to an average of 7.9 percent in metro Atlanta. Upon inspection, many properties appear to be in poor condition, some with boarded up entrances and fire damage.

Proposed Land Uses after Redevelopment

The Campbellton Road TAD is designed to stimulate the creation of a vibrant Corridor extending from Ft. McPherson at the east to the Ben Hill neighborhood on the west side of I-285. The creation of the Corridor, as an integrated commercial core for the community, is envisioned with the redevelopment of five key sub-areas which are discussed individually and then summarized below.

Sub-Area #1: Ft. McPherson Village



Central Focus for Redevelopment: Ft McPherson property, intersection of Campbellton and Lee Roads

Size: 606 acres

Existing Land Uses: Federal Government Military Base- Closed and available for reuse and surrounding commercial property

Description:

- Fort McPherson, whose use as a military facility predates the Civil War, serves as Forces Command (FORSCOM) of the United States Third Army and United States Army Reserve Command (USARC). In 2005 as part of the BRAC process, the fort was scheduled for closure. The Fort contains 40 nationally designated historic structures associated with its long history as a military installation dating back to pre-Civil War era. In addition in contains over 2.6 million square feet of existing improvements, many of which provide state of the art telecommunications and command support to the U.S. Army. In addition, the fort has many acres of open space including an 18-hole golf course. The Fort McPherson Planning and Local Redevelopment Authority (PLPA) was formed by the cities of Atlanta and East Point and is in charge of the transition process of the Fort from the U.S. Army to civilian use. The base transition process has just begun. A national consulting team has been hired to assist with a visioning process to evaluate alternatives for the future use of the facility. The base reuse planning process will continue for approximately 12 months with a reuse plan prepared by September 2007. The actual transition of the Fort to

civilian ownership will take several more years to complete, with the redevelopment process not likely to begin until 2011-2012.

- While the work of the PLRA has just begun and no plans have been developed for the reuse of the facility at this time, to estimated the potential impact that inclusion of the facility could have on the creation of the Campbellton Road TAD, a hypothetical development plan was created by the TAD feasibility team of Bleakly Advisory Group and Urban Collage sole for the purpose of evaluating TAD impacts. While the PLRA was informed of the plan, it reflects solely the thinking of the consulting team and an understanding of the physical layout of the Fort.

Potential Development Plan:

The hypothetical plan contains the following land use elements:

- The Historic District—Due to the designation of the most historic parts of the Fort, which are chiefly the 40 buildings in the northeast portion, the reuse potential of this approximately 90 acres will be constrained by the need to ensure preservation of the buildings consistent with the historic designation. We have assumed these facilities will be reused for office, research, university, or conference center purposes.
- Ft. McPherson Village—Creation of a mixed use residential village which would combine a component of retail and office space (210,000 square feet) with 1,700 residential units combining single family detached units, townhomes, and stacked flats either condominiums or rental into a self-contained new residential community.
- Office Development—creation of an office park with up to 1 million square feet of space
- Research Park—creation of a research park which would be developed as 900,000 of low rise (1 to 3 story) office and industrial facilities in a campus setting, consistent with the best projects in the Atlanta region (Johns Creek, Atlanta Technology Park, etc.)
- Open Space/Parks—100 to 120 acres of open space throughout the fort would be provided for active and passive recreational which could include athletic fields, a concert venue, bike and walking trails and other green space.

Based upon a preliminary assessment of the project potential, the following mix of development is anticipated to occur by 2020.

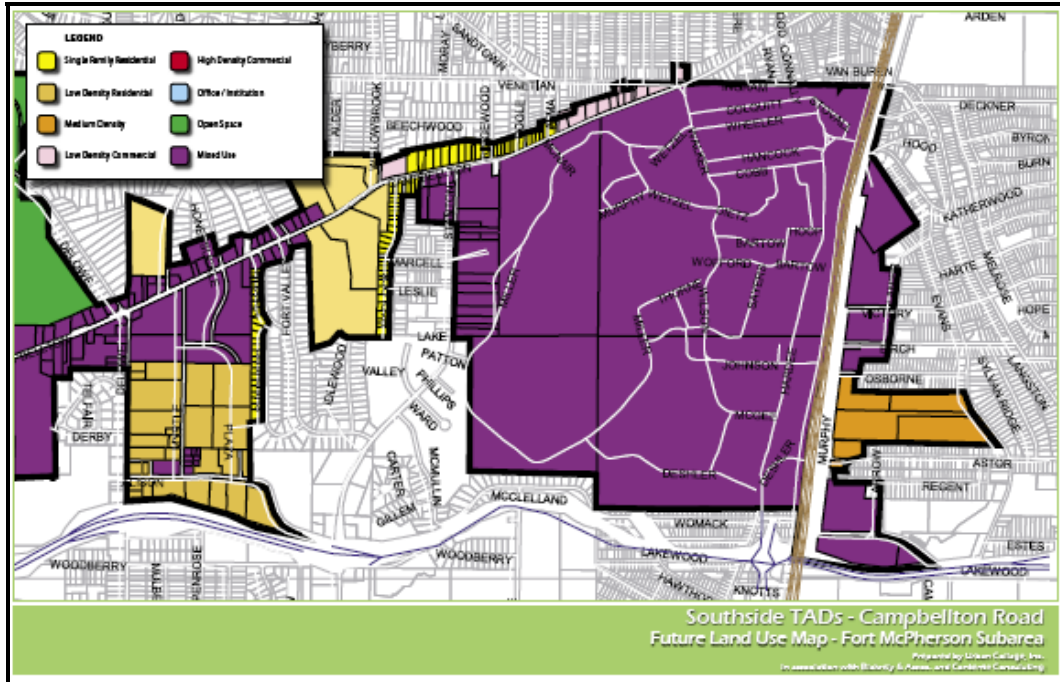
Summary of Development Potential				
	2010	2015	2020	Total
Ft. McPherson Village				
Single Family Units	-	200	200	400
Townhome Units	-	300	300	600
MF/Condominium Units	-	350	350	700
Retail S.F.	-	100,000	-	100,000
Office S.F.	-	500,000	500,000	1,000,000
Research Park S.F.	-	400,000	500,000	900,000

Project Development Summary

The current taxable value of property in the sub-area where redevelopment would occur is \$6.9 million. The majority of property in the sub-area is currently tax exempt given its ownership by the federal government. Based upon a three phase development schedule, the hypothetical redevelopment scenarios for Ft. McPherson into a mixed-use village would generate over \$872.3 million in development with a taxable value of \$323.4 million. This increase in valuation would be sufficient to support TAD funding of \$110.4 million.

Summary TAD Potential				
	2010	2015	2020	Total
Ft. McPherson				
Market Value	\$ -	\$ 401,500,000	\$ 470,750,000	\$ 872,250,000
Taxable Value	\$ -	\$ 147,850,000	\$ 175,550,000	\$ 323,400,000
Potential TAD Proceeds	\$ -	\$ 46,041,659	\$ 64,336,406	\$ 110,378,066

The analysis assumes an average sales price of \$275,000 for town homes and \$175,000 for multi-family/condominium units through 2010. The analysis also assumes a development cost of \$125 per square foot for retail and research park space, and \$140 per square foot for office space through 2010. The sales price for single-family homes is assumed to be \$350,000 beginning in 2015, when the land use is introduced. All development costs were adjusted by 4 percent per year in five year increments to reflect the impact of inflation and appreciation.



Sub-Area #2: *Delowe Village*



Central Focus for Redevelopment: Intersection of Campbellton Road and Delowe Drive

Size: 302 acres

Existing Land Uses: Retail/Commercial, Community Services, Multi-Family Housing

Description:

- ❑ The focal point for redevelopment in this sub-area is currently a major commercial node between the Adams Park neighborhood to the north and Langford Parkway and the city of East Point to the south. With a total area of 110,000 square feet, Campbellton Plaza is the largest retail center in the project area. Major anchors of the center include CVS, Maxway, Super Giant Foods, and Foot Locker.
- ❑ Campbellton Plaza is surrounded by other small retail centers, stand-alone retail outlets and a number of community services such as the YMCA, Library, etc. Major retailers/restaurant chains include Advanced Auto, Checkers, and a Krystal fast-food outlet.
- ❑ Surrounding Campbellton Plaza on two-sides is a large concentration of older apartment communities. Although a number of units have recently been renovated, there are still a substantial number of vacant units, some of which are dilapidated. An influx of Section 8 tenants was cited by charrette participants as accelerating the downward trend of the apartments in the area.
- ❑ Amenities in the area include the Southwest Atlanta YMCA, Adams Park Library, and The Adams Park-Alfred “Tip” Holmes Memorial Golf Course.

Proposed Development Plan:

- ❑ The goal for the Delowe Village redevelopment is to create a major mixed-use commercial area which will serve the retail, personal services, and community needs of the surrounding neighborhoods. It would be organized around a retail core at the intersection of Campbellton Road and Delowe Drive.
- ❑ New residential development would be a key component of the area and would be created on the parcels surrounding the retail centers by redeveloping a portion of the substantial rental apartment inventory. This would improve the performance of the remaining apartment complexes by eliminating many of the vacant units and would inject new opportunities for homeownership into the area.
- ❑ Creation of better access to the surround neighborhoods and the excellent range of community services should be a development priority of the redevelopment.
- ❑ Streetscape improvements enhancing the pedestrian environment and creating better linkages between land uses is also a key to success.

Based upon the *Campbellton-Cascade Corridors Redevelopment Plan* prepared in 2006, the following mix of development is anticipated to occur by 2015.

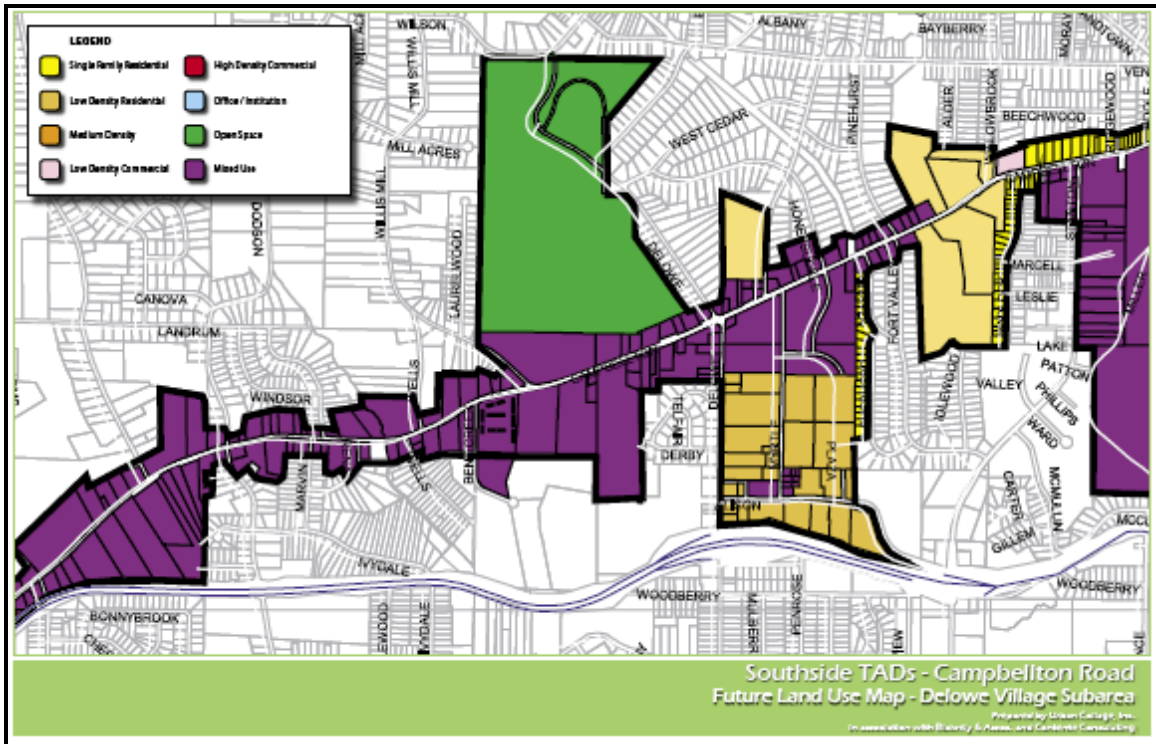
Summary of Development Potential				
	2010	2015	2020	Total
Delowe Village				
Single Family Units	-	-	-	-
Townhome Units	150	100	-	250
MF/Condominium Units	150	150	-	300
Retail S.F.	40,000	40,000	-	80,000
Office S.F.	20,000	-	-	20,000
Research Park S.F.	-	-	-	-

Development Plan Summary

The current taxable value of property in the sub-area where redevelopment would occur is \$40.2 million. Based upon a two phase development schedule, the proposed redevelopment of portions of Delowe Village into a mixed-use residential and commercial complex could generate a total of approximately \$135.9 million in new development in the area. The new development would result in \$46.1 million of new taxable value. The taxable value would be sufficient to support \$13.3 million in TAD bonding.

Summary TAD Potential				
	2010	2015	2020	Total
Delowe Village				
Market Value	\$ 63,300,000	\$ 66,600,000	\$ -	\$ 135,900,000
Taxable Value	\$ 23,220,000	\$ 22,890,000	\$ -	\$ 46,110,000
Potential TAD Proceeds	\$ 5,054,023	\$ 8,278,069	\$ -	\$ 13,332,092

The analysis assumes an average sales price of \$220,000 for town homes and \$190,000 for multi-family/condominium units through 2010. The analysis also assumes a development cost of \$125 per square foot for retail space and \$140 per square foot for office space through 2010. All development costs were adjusted by 4 percent per year in five year increments to reflect the impact of inflation and appreciation.



Sub-Area # 3: Harbin Road



Central Focus for Redevelopment: Intersection of Campbellton and Harbin Roads

Size: 109 acres

Existing Land Uses: Retail and commercial, multi-family residential, institutional (religious)

Description:

- This segment of the Campbellton Road TAD contains a great deal of under-performing retail and commercial space with vacant car dealerships, stand-alone retail and fast food outlets interspersed with vacant land parcels. Many of the parcels along the western-most portion of the corridor border the Langford Parkway to the south. Bell South also has a repair / dispatch center in this area. There is also a significant presence by a number of churches in the area.

Proposed Development Plan:

- The objective for an initial catalyst redevelopment project is to begin the transition of the area from retail and commercial uses into residential mixed-uses. The goal is to assemble a site of sufficient size that would result in a mix of residential uses that is large enough to re-establish the area as a residential location and help create local demand for a revival of the surrounding retail establishments.
- The redevelopment would include a mix of residential uses, from small lot single-family to town home and stacked condo or apartment units, with a small amount of retail fronting Campbellton Road. The idea is to provide a mix of residential types and price points which can appeal to a wide range of households and provide a model for additional residential development in and around this site. In part, it would complement the major residential

development which is occurring in the neighborhoods to the north of Campbellton Road, and could provide the impetus for the revitalization of the older rental complexes located nearby.

Based upon the *Campbellton-Cascade Corridors Redevelopment Plan* prepared in 2006, the following mix of development is anticipated to occur at the designated sub-area sites by 2015.

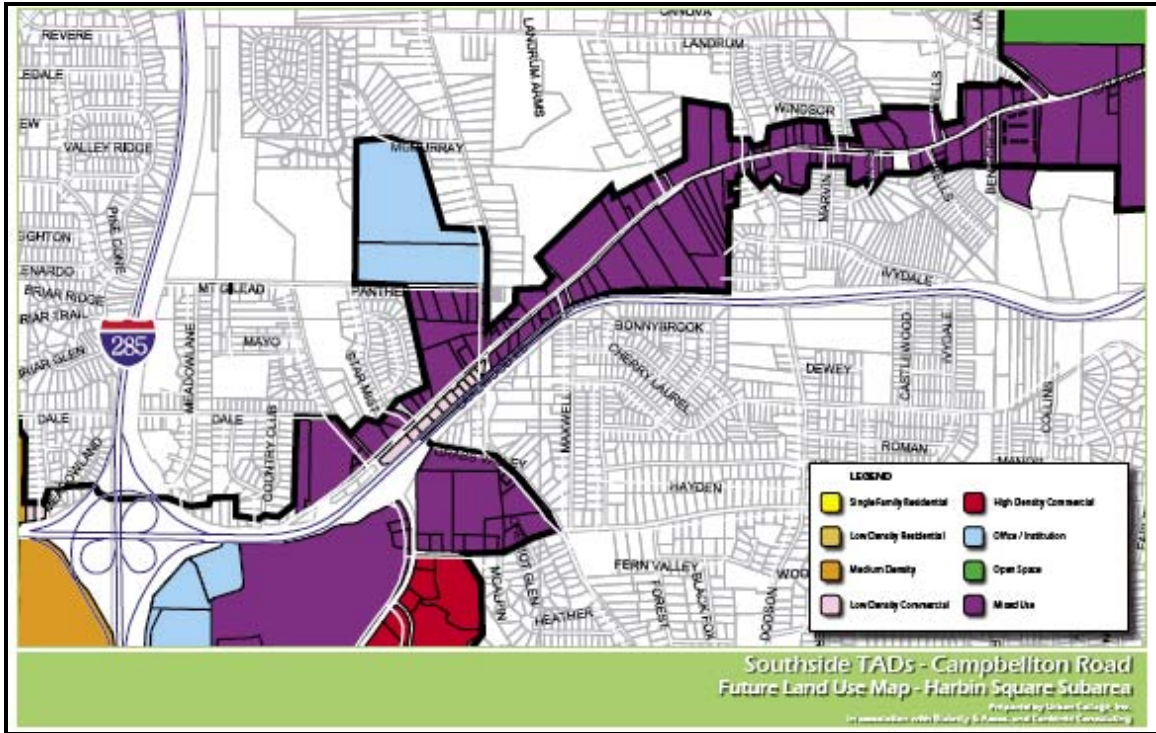
Summary of Development Potential				
	2010	2015	2020	Total
Harbin Road				
Single Family Units	50	-	-	50
Townhome Units	150	-	-	150
MF/Condominium Units	100	100	-	200
Retail S.F.	60,000	20,000	-	80,000
Office S.F.	20,000	-	-	20,000
Research Park S.F.	-	-	-	-

Project Development Summary

The current taxable value of the property in the sub-area where redevelopment would occur is \$8.8 million. Based upon a two phase development schedule until build-out, the proposed redevelopment of Harbin Road into a mixed-income residential development would result in creation of \$100 million in new market value in the area. The new development would have a taxable value of \$34.2 million which would support TAD financing of \$11.65 million in TAD proceeds.

Summary TAD Potential				
	2010	2015	2020	Total
Harbin Road				
Market Value	\$ 74,800,000	\$ 25,800,000	\$ -	\$ 100,600,000
Taxable Value	\$ 25,420,000	\$ 8,820,000	\$ -	\$ 34,240,000
Potential TAD Proceeds	\$ 7,433,941	\$ 4,221,043	\$ -	\$ 11,654,990

The analysis assumes an average sales price of \$250,000 for single family homes, \$220,000 for town homes, and \$190,000 for multi-family/condominium units through 2010. The analysis also assumes a development cost of \$125 per square foot for retail space and \$140 per square foot for office space through 2010. All development costs were adjusted by 4 percent per year in five year increments to reflect the impact of inflation and appreciation.



Sub-Area #4: Greenbriar Mall



Central Focus for Redevelopment: Campbellton Road and Interstate 285, Greenbriar and Continental Colony Parkways

Size: 267 acres

Existing Land Uses: Retail and Commercial

Description:

- The Greenbriar sub-area is one of the largest retail and commercial areas in southwest Atlanta, only recently eclipsed by the growth in the Camp Creek area of Atlanta and East Point. The centerpiece of the area is the Greenbriar Mall and surrounding retail development, which includes a Magic Johnson Theatres, Kroger-anchored retail center, and other retail outlets.
- With the creation of Camp Creek Marketplace on Camp Creek Boulevard and significant retail development on West Cascade Road, Greenbriar Mall has been losing retail market share to these newer areas, which are closer to more affluent households in the surrounding residential areas.
- In 2001 the Greenbriar Mall area was subject of a Livable Centers Initiative study which looked to redevelop the area and make significant public improvements to the area. The plan called for the redevelopment of vacant tracts, underperforming strip retail and conversions of the large parking lots into a vibrant mixed use community with the following elements:
 - Additional stacked flat condominiums and apartments in close proximity to the remaining retail uses.
 - Improved streetscapes, green space and pedestrian-friendly improvements to make more of the district walkable for residents and visitors.
 - Establishment of the area as an office location, given its strong access to I-285 and Langford Parkway.

- Improvements to the road network improving the connections between Greenbriar Parkway, Campbellton Road, Langford Parkway and I-285.
- The City has been awarded \$3.2 million in LCI funding for streetscape and intersection improvements and the plans for the improvements are in final design with construction to begin by the end of 2006.

Proposed Development Plan

- Based upon the original work in the LCI plan and the subsequent analysis in December 2005 presented in the report *Analysis of Incentive to Encourage Investment in Underserved Areas* study, the following redevelopment plan is anticipated to occur by 2020 in the Greenbriar sub-area:
 - Creation of in-fill residential on key properties along Greenbriar Parkway, and Continental Colony Parkway including townhomes, rental apartments, and stacked condominium units. A total of 2,000 units would be developed over the next 14 years.
 - Through the repositioning of the Greenbriar Mall, development on surrounding parcels with retail potential, an additional 625,000 square feet of retail space.
 - Creation of a major office building concentration on the site of the former Delta reservations facility and in proximity to I-285 of 600,000 square feet by 2020.

Based upon the most recent development plan, the following mix of development is anticipated to occur by 2020:

Summary of Development Potential				
	2010	2015	2020	Total
Greenbriar Mall				
Single Family Units	-	-	-	-
Townhome Units	-	100	200	300
MF/Condominium Units	200	750	750	1,700
Retail S.F.	125,000	250,000	250,000	625,000
Office S.F.	200,000	200,000	200,000	600,000
Research Park S.F.	-	-	-	-

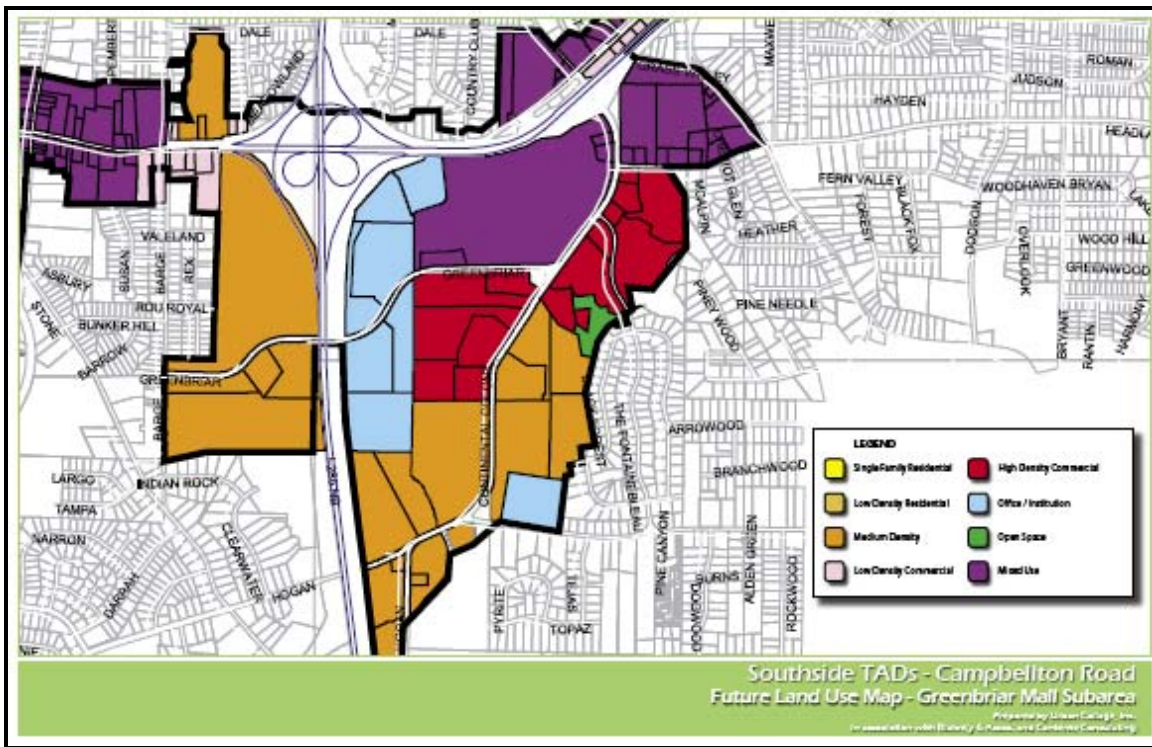
Project Development Summary

The current taxable value of the property in the sub-area where redevelopment would occur is \$41.7 million. Based upon a three phase development schedule, the proposed redevelopment of the Greenbriar Mall sub-area into a major residential, retail and commercial node would result in approximately \$677.7 million of new development.

This development would have a taxable value of \$241.1 million and support the issuance of \$79 million in TAD bonds over the next 14 years.

Summary TAD Potential				
	2010	2015	2020	Total
Greenbriar				
Market Value	\$ 78,625,000	\$ 261,600,000	\$ 337,450,000	\$ 677,675,000
Taxable Value	\$ 28,450,000	\$ 91,890,000	\$ 120,730,000	\$ 241,070,000
Potential TAD Proceeds	\$ 4,675,096	\$ 30,475,775	\$ 43,996,187	\$ 79,147,059

The analysis assumes an average sales price of \$175,000 for multi-family/condominium units through 2010. The analysis also assumes a development cost of \$125 per square foot for retail and research park space, and \$140 per square foot for office space through 2010. The sales price for townhomes is assumed to be \$275,000 from 2011 to 2015 (land use introduced during second phase). All development costs were adjusted by 4 percent per year in five year increments to reflect the impact of inflation and appreciation.



Sub-Area #5: Ben Hill Village



Central Focus for Redevelopment: The commercial corridor along Campbellton Road between Interstate 285 and Fairburn Road

Size: 150 acres

Existing Land Uses: Retail, Commercial, Institutional, and Residential behind commercial corridor along Campbellton Road.

Description:

- ❑ This portion of Campbellton Road serves as an important arterial for neighborhoods west of the I-285, including the Ben Hill area. The corridor is lined by primarily retail development, with a concentration of churches and religious establishments in the area near Barge Road. While currently lacking a major retail anchor, the lead retailers include CVS and Family Dollar.
- ❑ The area also has a MARTA Park & Ride lot at Barge Road, which serves as a hub for several bus lines servicing Southwest Atlanta, as well as providing express bus service to the Lakewood-Fort McPherson transit station. Other community amenities include Ben Hill Park, which hosts local Little League Baseball games.
- ❑ The area around the commercial corridor is predominantly single-family homes, which to the west includes some of the newer residential areas in the city of Atlanta with older subdivisions and individual single-family homes located in the eastern portion of the sub-area, closer to the interchange with I-285. Reportedly, West Campbellton through this area has attracts over 28,000 cars per day, as a major commuter route for those who live west of I-285. The area is attracting new residential development, across a wide range of price points to the south and west of the sub-area.

Proposed Development Plan:

- ❑ Ben Hill Village will be designed to meet the needs of the growing number of residents who live and are moving to the area. The Village will include a wide range of convenience retail including a food store anchor, restaurants, local services. It will be designed to serve the every day needs of the residents of the surrounding residential areas and will be a convenient place to shop as they commute on Campbellton Road. The goal is to capture a significant portion of the retail demand from the 28,000 cars per day that are already passing through the area.
- ❑ In addition to the retail choices a range housing options will be provided including town homes and possibly a limited number of condominium units either clustered in a small project or as units over parts of the retail. A third important housing element would be senior housing, which could be jointly developed by one or more of the churches in the area.
- ❑ Serving the needs of the residents generates demand for a small amount of office space which could include professional offices, medical facilities and space designed to cater to start-up and smaller businesses.
- ❑ A key aspect of Ben Hill Village is to create a unifying brand for the currently jumble of commercial uses along West Cascade. By branding the area as Ben Hill Village the goal will be to create a distinct identity for the area in the minds of area residents and potential visitors. The theme of this area, *Ben Hill Village*, was well received by participants in the charrette process. A key part in creating the identity for the area is to create an entrance feature at the intersection of West Campbellton Road with I-285 which would clearly provide a sense of arrival into the Village. This could consist of special signage, lighting, public art or architectural features that would make the Village distinctive. In addition, extensive streetscape improvement to enhance the pedestrian experience are required.

Based upon the *Campbellton-Cascade Corridors Redevelopment Plan Report* prepared in 2006, the following mix of development is anticipated to occur by 2015.

Summary of Development Potential				
	2010	2015	2020	Total
Ben Hill				
Single Family Units	-	-	-	-
Townhome Units	100	100	-	200
MF/Condominium Units	50	-	-	50
Senior Housing	150	-	-	150
Retail S.F.	100,000	-	-	100,000
Office S.F.	20,000	-	-	20,000
Research Park S.F.	-	-	-	-

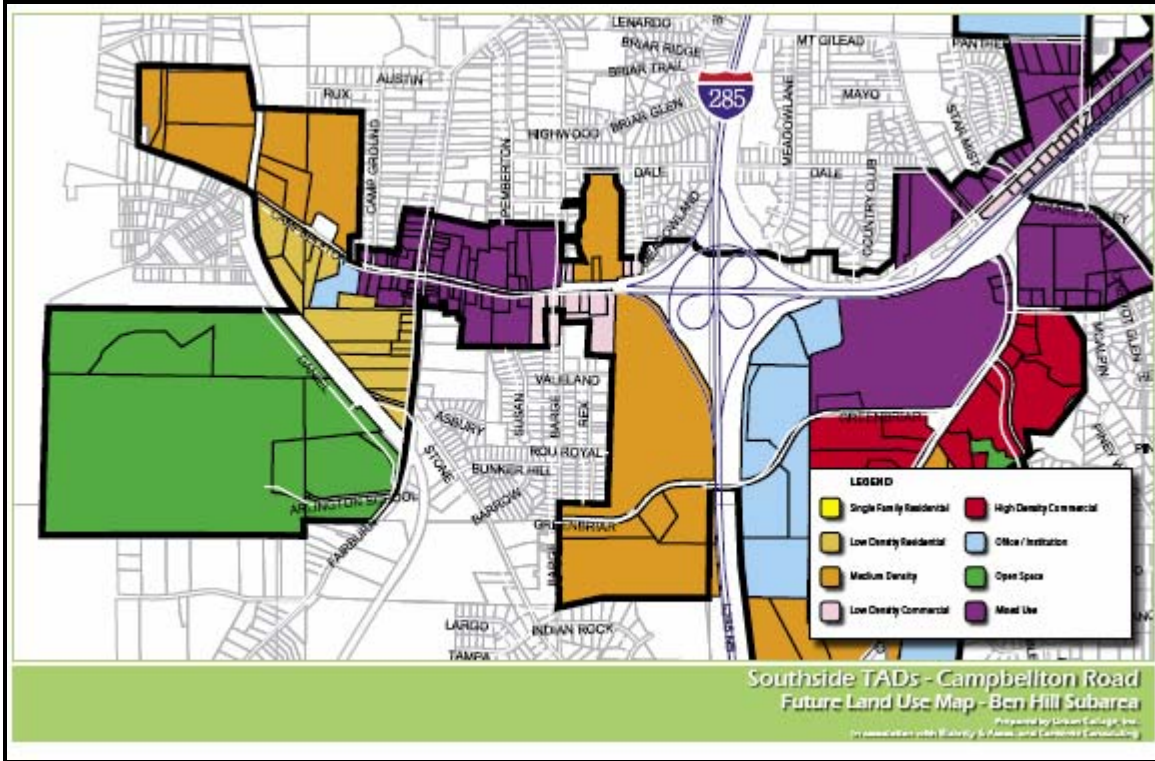
Project Development Summary

The current taxable value of the property in the sub-area where redevelopment would occur is \$13.8 million. Based upon a two phase development schedule, the proposed redevelopment of Ben Hill into a vibrant, urban residential and commercial village would stimulate over \$87.6 million in new market value for the area. The new investment would have a taxable value of \$29 million and would support TAD bonding of approximately \$10.2 million.

Summary TAD Potential				
	2010	2015	2020	Total
Ben Hill Village				
Market Value	\$ 61,250,000	\$ 26,400,000	\$ -	\$ 87,650,000
Taxable Value	\$ 20,000,000	\$ 9,060,000	\$ -	\$ 29,060,000
Potential TAD Proceeds	\$ 6,049,900	\$ 4,129,266	\$ -	\$ 10,179,166

The analysis assumes an average sales price of \$220,000 for town homes and \$125,000 for multi-family/condominium units through 2010. The analysis also assumes a development cost of \$125 per square foot for retail space, \$140 per square foot for office space and \$120,000 for senior living units through 2010. All development costs were adjusted by 4 percent per year in five year increments to reflect the impact of inflation and appreciation.

Campbellton Road TAD



IV. Summary of Proposed Redevelopment in Corridor

The creation of the Campbellton Road TAD could stimulate redevelopment throughout the Corridor. The five sub-areas would see a mix of residential, retail, office, and research park developments. We envision the development projects will occur in three phases beginning with the 2007 to 2010 phase, and then in two, five-year increments ending in 2020.

Campbellton Corridor Summary of Development Potential				
	2010	2015	2020	Estimated Total Private Investment
Residential				
Single Family Units	50	200	200	450
Townhome Units	400	600	500	1,500
MF/Condominium Units	500	1,350	1,100	2,950
Senior Housing	150	-	-	150
Residential Total	1,100	2,150	1,800	5,050
Commercial				
Retail S.F.	325,000	410,000	250,000	985,000
Office S.F.	260,000	700,000	700,000	1,660,000
Research Park S.F.	-	400,000	500,000	900,000
Commercial Total	585,000	1,510,000	1,450,000	3,545,000
Total Market Value	\$ 283,975,000	\$ 781,900,000	\$ 808,200,000	\$ 1,874,075,000

Source: Bleakly Advisory Group

Combining the five sub-areas, the Campbellton Road TAD would result in \$1.8 billion of new development in the Corridor over the period from 2007 to 2020. This would represent a major turn-around in the development activity in the Corridor. It would have a taxable value of \$673.9 million. The current taxable base value of the Campbellton Road corridor is \$111.4 million. Thus, as a result of the TAD incentive, it would stimulate substantial new investment. This level of new investment would support \$224.7 million in TAD financing over the 2007 to 2020 period.

Campbellton Corridor Summary TAD Potential				
	2010	2015	2020	Total
Ft. McPherson				
Market Value	\$ -	\$ 401,500,000	\$ 470,750,000	\$ 872,250,000
Taxable Value	\$ -	\$ 147,850,000	\$ 175,550,000	\$ 323,400,000
Potential TAD Proceeds	\$ -	\$ 46,041,659	\$ 64,336,406	\$ 110,378,066
DeLowe				
Market Value	\$ 69,300,000	\$ 66,600,000	\$ -	\$ 135,900,000
Taxable Value	\$ 23,220,000	\$ 22,890,000	\$ -	\$ 46,110,000
Potential TAD Proceeds	\$ 5,054,023	\$ 8,278,069	\$ -	\$ 13,332,092
Harbin				
Market Value	\$ 74,800,000	\$ 25,800,000	\$ -	\$ 100,600,000
Taxable Value	\$ 25,420,000	\$ 8,820,000	\$ -	\$ 34,240,000
Potential TAD Proceeds	\$ 7,433,941	\$ 4,221,049	\$ -	\$ 11,654,990
Greenbriar				
Market Value	\$ 78,625,000	\$ 261,600,000	\$ 337,450,000	\$ 677,675,000
Taxable Value	\$ 28,450,000	\$ 91,890,000	\$ 120,730,000	\$ 241,070,000
Potential TAD Proceeds	\$ 4,675,096	\$ 30,475,775	\$ 43,996,187	\$ 79,147,059
Ben Hill				
Market Value	\$ 61,250,000	\$ 26,400,000	\$ -	\$ 87,650,000
Taxable Value	\$ 20,000,000	\$ 9,060,000	\$ -	\$ 29,060,000
Potential TAD Proceeds	\$ 6,049,900	\$ 4,129,266	\$ -	\$ 10,179,166
Total				
Market Value	\$ 283,975,000	\$ 781,900,000	\$ 808,200,000	\$ 1,874,075,000
Taxable Value	\$ 97,090,000	\$ 280,510,000	\$ 296,280,000	\$ 673,880,000
Potential TAD Proceeds	\$ 23,212,960	\$ 93,145,818	\$ 108,332,594	\$ 224,691,373

Source: Bleakly Advisory Group

The Campbellton Road Corridor, with five concentrated sub-areas of development, will offer a mix of residential, retail, office, and research park developments. We envision the redevelopment of the five sub-areas will occur in three phases beginning with 2010, and then in five year increments until 2020.

TAD Infrastructure Costs

As part of the extensive planning work already done on the Corridor for the *Campbellton-Cascade Corridors Redevelopment Plan* in 2006 and the *Greenbriar Town Center LCI* study in 2001, an extensive analysis of the public infrastructure improvements necessary to achieve the proposed level of redevelopment were made for the Corridor. We have included a detailed schedule of the infrastructure improvement required in the Corridor, sourced from previous studies, in the Appendix.



The estimated infrastructure costs to be funded in whole or in part with TAD funds have been estimated to be as follows:

Campbellton Road TAD Infrastructure Costs 2007-2020	
<i>Greenbriar Sub-Area</i>	
Public infrastructure, green space, transportation improvements	\$11,905,000
<i>Fort McPherson, Delowe, Harbin and Ben Hill Sub-Area</i>	
Public infrastructure, green space, transportation improvements	\$26-\$60,000,000
<i>Project Specific Infrastructure/Predevelopment Assistance--5 Sub-Areas</i>	<u>\$144-178,000,000</u>
<i>Total TAD Infrastructure Costs</i>	\$224,000,000

The specific allocation of TAD funds for infrastructure costs and other predevelopment costs specific to the projects in the TAD will be determined at the time of funding by the ADA, based on upon the specific characteristics of the redevelopment project or projects and other needs of the TAD district.

Given the long history of underinvestment in the Campbellton Road Corridor, substantial investment in public infrastructure is warranted to provide an environment conducive to attracting the major private investment contemplated and to provide the connectivity between the five development areas of the corridor. To assure that sufficient funding is put in place to fund a substantial portion of these improvements and to serve as matching funds to leverage other funding sources for the corridor, 20 percent of all proceeds from TAD bond issues in the Campbellton Road TAD will be committed to funding the specified public infrastructure needs of the corridor.

V. Contractual Relationships [OCGA 36-44-3(9)(E)]

The State Redevelopment Powers Law, O.C.G.A. 34-44-3(a), authorizes the City of Atlanta to designate a Redevelopment Agent for the purpose of carrying out the Redevelopment Plan. It is anticipated that the City of Atlanta will designate the Atlanta Development Authority (ADA) to serve as the City's Redevelopment Agent responsible to the City for implementing the proposed Redevelopment Plan. As the City's Redevelopment Agent, the ADA will carry out tasks in the following areas:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including the Atlanta Board of Education, Fulton County, the Ft. McPherson PLRA, the neighborhoods impacted and other stakeholders, as well as with various City departments involved in implementing the Redevelopment Plan.
2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan.
3. Seek appropriate development projects, financing and other forms of private investment in the Redevelopment Area from qualified sources.
4. Review and analyze all applications for TAD financing to (a) ensure that TAD-financed projects are consistent with the City's goals for the TAD area, and (b) prioritize TAD-financed projects so as to maximize the economic impact within the TAD area.
5. Administer all aspects of the TAD financing application process from the first application through approval by the Atlanta Development Authority Board of Directors of the final application.
6. Establish a Campbellton Road Corridor Advisory Committee, chosen by ADA representatives from the affected neighborhoods to review all project proposals for the Campbellton Road TAD area and make recommendations to the ADA Board for their consideration regarding funding of proposed projects.
7. Develop public-private ventures, loans to private enterprise and intergovernmental agreements as needed.
8. Market the Redevelopment Areas among developers, capital sources and the general public.

9. Coordinate public improvement planning and construction with the City's Departments of Public Works, Watershed Management, and Planning and Neighborhood Development.
10. Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
11. Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of Tax Allocation Bonds by the City.
12. As directed by the City, negotiate and enter into development agreements to implement the Redevelopment Plan.
13. The ADA will perform other duties as necessary to implement the Redevelopment Plan.

The ADA will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the ADA will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the bonds, as well as in services including design, feasibility, project management, legal, engineering, and other services required for implementation of the proposed Redevelopment Plan.

VI. Relocation Plans [OCGA 36-44-3(9)(F)]

As currently foreseen, minimal relocation is anticipated with the Campbellton Road TAD, as most properties are commercial in nature. In any case where there would be future relocation of existing residents or businesses, such relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources of funds required relocation benefits to be offered to tenants and users for relocation.

VII. Zoning & Land Use Compatibility [OCGA 36-44-3(9)(G)]

The Campbellton Redevelopment Area is characterized by a wide range of commercial property, industrial uses along the eastern edge of Lee Street, institutional uses with the federal military facility of Ft. McPherson, single family homes, and multi-family residential uses and extensive retail space along the Corridor.

The proposed land uses contained in this Redevelopment Plan conform with the local comprehensive plan, master plan, zoning ordinance and building codes of the City of Atlanta. Under the current land use plan, the TAD area includes C-1, C-2, R, RG, I-1, and SP zoning designations. Under the future land use plan, the corridor would introduce mixed-use zoning and quality of life zoning overlays for redevelopment areas consistent with the recommendations of the *Campbellton-Cascade Corridors Redevelopment Plan*, *Greenbriar Town Center LCI* plan and recommendation of the Ft. McPherson Base Re-use Plan.

A current zoning map and future land use map for the TAD area within the city of Atlanta can be found in the Appendix.

VIII. Method of Financing/Proposed Public Investment

Why is the creation of a TAD by the City and consent by the County and School District a good policy decision?

- ❑ Using TAD financing to fund construction of infrastructure will enable the City to leverage approximately \$30 million in annual property tax increments to provide the infrastructure necessary to generate approximately \$1.8 billion in private sector investment in the TAD without tapping into current tax revenues. These funds can be used either to support the issuance of bonds or paid out directly to cover TAD project costs.
- ❑ This investment will generate new jobs and new sales tax revenues of \$6.4 million as well as increased incomes for City and County residents, and increased revenues for area businesses. The development will provide new living, shopping, entertainment, public service and recreational opportunities on an underdeveloped site. Property values in the surrounding area will likely increase as a result of this investment, further enhancing the property tax base.
- ❑ Once the TAD bonds are retired, the City, County and School District will receive the full property tax increment generated from the new Campbellton Road Corridor developments.

Why shouldn't the City, County and School District just keep the new tax revenues from the projects for use elsewhere?

- ❑ The development of the project requires support from TAD for site and infrastructure improvements. Thus, without the TAD, there will be no new tax revenue. The Campbellton Road Corridor redevelopment at five key locations cannot occur without public assistance for parking, transportation improvements, green space, and other public infrastructure. The projected redevelopment projects will not be financially viable without TAD financing.
- ❑ The purpose of the TAD is to use positive tax increments to make the private development economically viable. The City and County will reap the benefits of the more than \$1.8 billion private investment without having to use current tax revenues to pay for necessary infrastructure improvements. The Campbellton Road TAD will leverage \$224.7 million in public incentives to trigger \$1.8 billion in private investment which is a leverage of \$8 of private investment for every \$1 of public incentive.

IX. Taxable Valuation for Campbellton Road TAD

According to the tax records of Fulton County, the redevelopment area defined in this Redevelopment Plan has a 2006 fair market value of \$347,698,540. Taxable value, defined as 40 percent of fair market value, less applicable homestead exemptions, for all parcels is \$111,438,776. The taxable value of a given property is then multiplied by the millage rate to determine its ad valorem property taxes. The 2006 fair market value and the taxable value of real property within the Campbellton Road TAD are as follows:

Summary of Campbellton TAD Properties						
Sub Area	Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value*	2006 Tax Rate	Sum of Taxes
Ft McPherson	54	606	\$ 46,402,860	\$ 6,963,344	0.041586	\$ 289,578
Delowe	266	302	\$ 101,288,780	\$ 40,180,072	0.041586	\$ 1,670,928
Harbin	80	109	\$ 35,741,100	\$ 6,963,344	0.041586	\$ 366,579
Greenbriar	74	267	\$ 117,275,300	\$ 41,716,600	0.041586	\$ 1,734,827
Ben Hill	111	150	\$ 46,990,500	\$ 8,814,960	0.041586	\$ 572,381
Total	585	1,433	\$ 347,698,540	\$ 111,438,776	0.041586	\$ 4,634,293

* Assumes \$15,000 homestead exemption

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2006, the base year for the establishment of the Campbellton Road TAD.

This tax base will be increased by the private investment stimulated by the implementation of the Redevelopment Plan through the issuance of tax allocation bonds. In addition, this redevelopment is intended to stimulate other development in the area and lead to an overall increase in property values in Atlanta’s Campbellton Road Corridor as the Redevelopment Plan is implemented.

Upon completion of the redevelopment of the Campbellton Road area as presented in this plan, this tax allocation district is projected to have a fair market value of more than \$1.8 billion and a taxable value of just over \$673.8 million.

Campbellton Road TAD - Market and Taxable Values				
	2010	2015	2020	Total
Market Value	\$ 283,975,000	\$ 781,900,000	\$ 808,200,000	\$ 1,874,075,000
Taxable Value	\$ 97,090,000	\$ 280,510,000	\$ 296,280,000	\$ 673,880,000

Source: Bleakly Advisory Group

X. Historic Property Within Boundaries of Campbellton Road TAD [OCGA 36-44-3(9)(J)]

A review of the National Register of Historic Places and City of Atlanta Designated Properties Register were conducted through the City of Atlanta Urban Design Commission for the Redevelopment Plan.

According to the City of Atlanta, the Campbellton Road TAD area has a limited number of historic structures and/or districts to note. An inventory of historic resource structures has been prepared with the help of the Atlanta Urban Design Commission.

Within the Campbellton Road TAD boundary, properties found on the National Register of Historic Places include the Staff Row and Old Post Area – Ft. McPherson, a designated historic district, and FORSCOM Sergeant Majors Quarters as an individual building. There are no other properties located within the boundary according to the Atlanta Designated Properties Register.

Located just outside the Campbellton Road TAD area boundary, but in close proximity, is the Oakland City District. The Oakland City District is found on the National Register of Historic Places and the City of Atlanta Designated Properties Register.

Maps illustrating the National and Local designations for the TAD boundary can be found in the appendix.

If any altering of historic properties is required and involves the use of public funds by this proposed redevelopment effort, such modification will take place according to relevant federal, state, and local guidelines and requirements unless such modifications are being initiated by private enterprise.

As a result of actions contemplated by this redevelopment plan, no property designated as a historic property under the Georgia Historic Preservation Act or eligible for listing on the National Register of Historic Places will be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects. The technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

XI. Creation & Termination Dates for Campbellton Road TAD

The Campbellton Road Tax Allocation District will be created effective December 31, 2006. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full.

XII. Tax Allocation Increment Base

The redevelopment area contains a total of 585 parcels with a total of 1,433 acres. The current taxable value of the parcels in the Campbellton Road TAD is \$111,438,776, which is the increment base of the proposed district.

Summary of Campbellton TAD Properties						
Sub Area	Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value*	2006 Tax Rate	Sum of Taxes
Ft McPherson	54	606	\$ 46,402,860	\$ 6,963,344	0.041586	\$ 289,578
Delowe	266	302	\$ 101,288,780	\$ 40,180,072	0.041586	\$ 1,670,928
Harbin	80	109	\$ 35,741,100	\$ 6,963,344	0.041586	\$ 366,579
Greenbriar	74	267	\$ 117,275,300	\$ 41,716,600	0.041586	\$ 1,734,827
Ben Hill	111	150	\$ 46,990,500	\$ 8,814,960	0.041586	\$ 572,381
Total	585	1,433	\$ 347,698,540	\$ 111,438,776	0.041586	\$ 4,634,293

* Assumes \$15,000 homestead exemption

The value of the base increment of the properties included in the proposed Campbellton Road TAD would represent 0.5 percent of the City of Atlanta's Tax Digest, as shown below:

Base Increment Value	
Proposed Campbellton Road TAD Increment Base Valuation	\$ 111,438,776
City of Atlanta 2005 M&O Tax Digest Valuation	\$ 22,247,507,423
Percent Campbellton Road TAD Base Increment of City Digest	0.5%

XIII. Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized 2006 ad valorem millage rates:

City and County Millage Rates (per \$1000)	
	2006
City of Atlanta	\$ 7.530
Atlanta Public Schools	\$ 22.649
Fulton County	\$ 11.407
Total TAD Millage*	\$ 41.586
Note: *does not include millage for bonding parks, state or special districts for TAD purposes	
Source: Fulton County/City of Atlanta/Atlanta Public Schools	

XIV. Tax Allocation Bond Issues-Summary of Costs and Benefits

Amount of Bond Issue

Upon adoption of this Redevelopment Plan, the City of Atlanta proposed to issue tax allocation bonds in one or more bond issues in amounts to range from \$10 to \$100 million.

Term of Bond Issue or Issues

The City of Atlanta proposes to issue tax allocation bonds for the maximum term permitted by law, no greater than 30 years.

Summary of Campbellton Road TAD Costs and Benefits

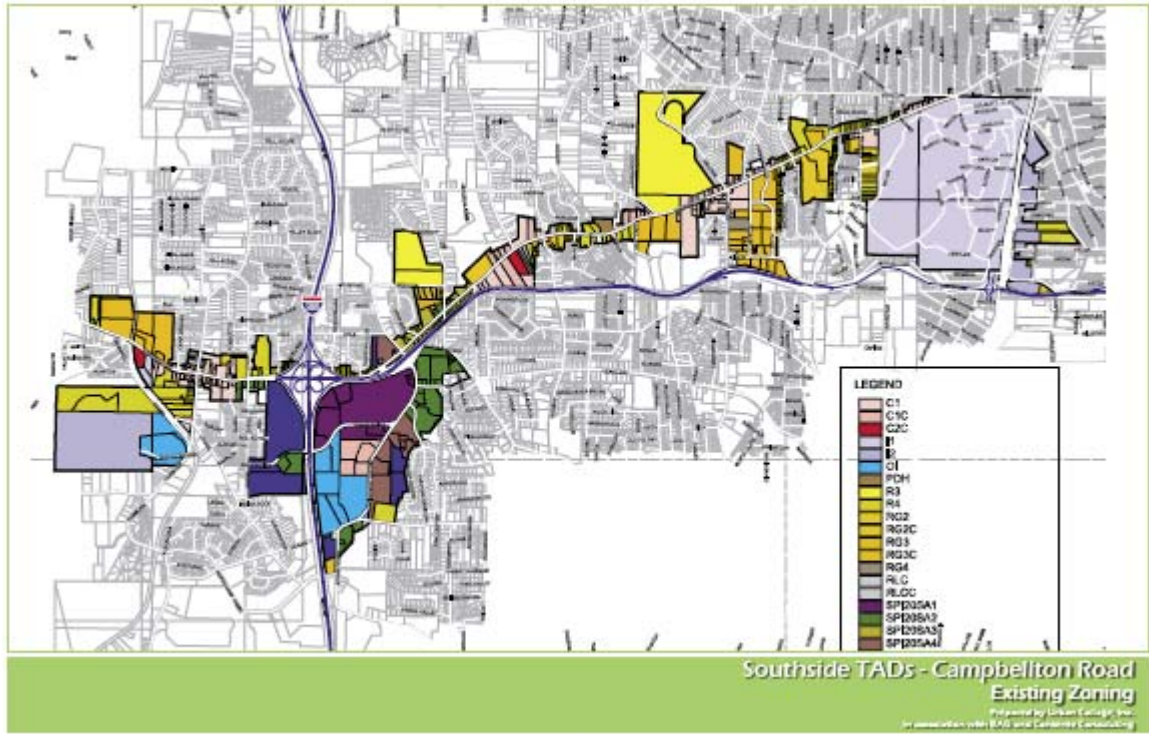
In the operation of the Campbellton Road TAD, TAD funding will be targeted to the following purposes, consistent with established city policies:

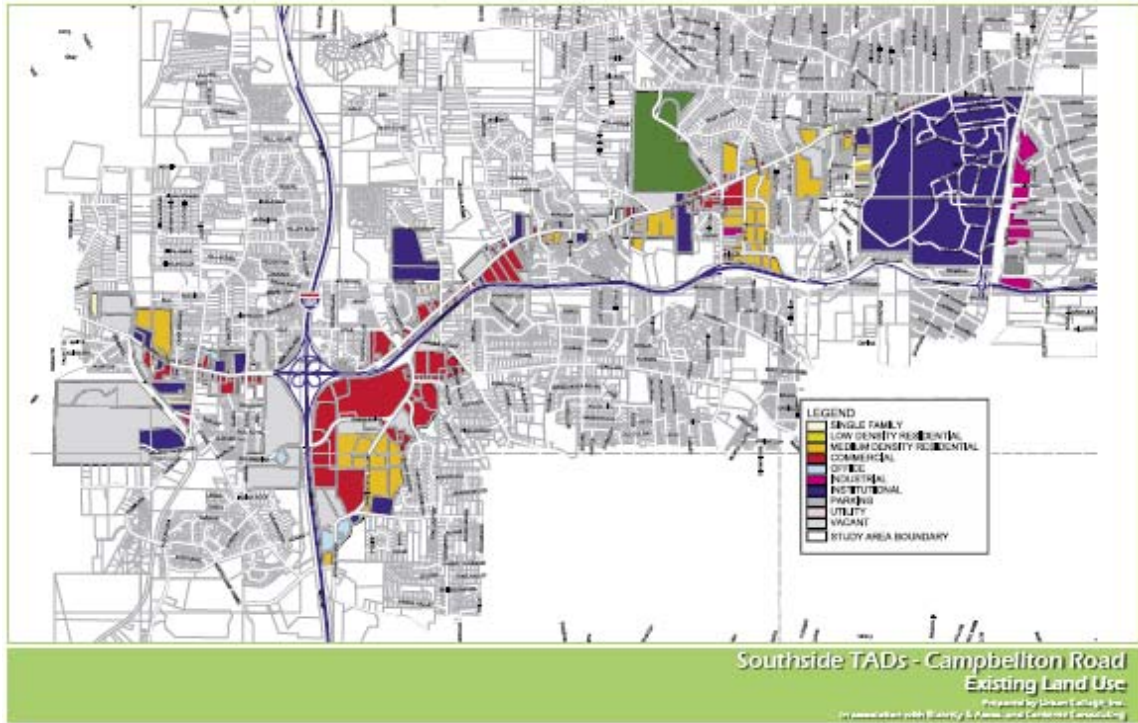
Summary of Campbellton Road TAD Costs and Benefits	
Value of private capital investment	1.87 billion
Taxable value of development	\$673.9 million
Cost of public infrastructure to be financed by TAD	\$224.7 million
Estimated ad valorem tax increment after full build out of projects in the five sub-areas	\$30.1 million

The potential TAD proceeds assume a debt coverage ratio of 1.25 and an interest rate of 6.5 percent with an amortization of 25 years. Typical debt reserve, capitalized interest deductions and issuance costs were also assumed. Calculations for the TAD proceeds for each sub-area of the TAD can be found in the Appendix.

Appendix

- 1. Campbellton Road TAD Redevelopment Area Zoning Map**
- 2. Campbellton Road TAD Redevelopment Area Land Use Map**
- 3. Campbellton Road TAD Parcel Identification**
- 4. Economic and Demographic Data**
- 5. Boundary Description**
- 6. Historic Property Maps**
- 7. TAD Proceeds Calculations**
- 8. Infrastructure Costs**
- 9. Public Sector Participants**





Appendix

3. Parcel Identification

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14016700040121	2060 ALISON CT SW	BRENTWOOD MEADOWS LP	2.05	\$ 1,842,400	\$ 736,960
14016700040212	2000 DELOWE DR SW	DOLLY ENTERPRISES INC	0.61	\$ 385,400	\$ 154,160
14016700040220	2006 DELOWE DR SW	FARAH ZUHAIR	0.36	\$ 107,700	\$ 43,080
14016700040238	2070 ALISON CT SW	MAC ARTHUR J D PROPERTIES	0.64	\$ 131,900	\$ 52,760
14021900010767	2295 BEN HILL RD SW	JACOB COLLISION CENTER	0.45	\$ 200,900	\$ 80,360
14021900010783	2995 HEADLAND DR	HEADLAND CENTER INC	0.71	\$ 404,200	\$ 161,680
14021900010817	GREENBRIAR MARKETPLACE II	HEADLAND DR	1.00	\$ 47,800	\$ 19,120
14021900010825	2935 HEADLAND DR	SWINDALL PATRICK L	1.14	\$ 161,200	\$ 64,480
14021900010833	2925 HEADLAND DR	2925 PROPERTIES INC	3.22	\$ 2,390,200	\$ 956,080
14021900010841	2925 HEADLAND DR SW	TWENTY NINE TWENTY FIVE	3.00	\$ 493,000	\$ 197,200
14021900010916	2975 HEADLAND DR SW	GREENBRIAR MARKETPLACE II	9.00	\$ 4,553,600	\$ 1,821,440
14021900010940	HEADLAND DR SW	JACOB FREDDIE J AND ANTON	0.98	\$ 355,700	\$ 142,280
14 01200003026	1162 OAKLAND LN SW	SMITH DANIEL III & ROBT E JR	0.12	\$ 90,300	\$ 36,120
14 01200004017	1374 MURPHY AVE SW	OLIVIAS INVESTMENTS INC	3.11	\$ 201,900	\$ 80,760
14 01200007001	1400 MURPHY AVE SW	NATIONAL BISCUIT CO	31.65	\$ 5,196,360	\$ 2,078,544
14 01200007002	SYLVAN RD SW	CITY OF ATLANTA	0.27	\$ 2,928,900	\$ -
14 01210004028	1591 MURPHY AVE SW	SHEDDS FOOD PRODUCTS INC	11.00	\$ 2,969,600	\$ 1,187,840
14 01210007002	1195 VICTORY DR SW	DAVIDSON KENNEDY CO	9.00	\$ 726,700	\$ 290,680
14 01210007003	1800 MURPHY AVE SW	TOTO INDUSTRIES ATLANTA INC	5.00	\$ 1,826,500	\$ 730,600
14 0122 LL022	1910 MURPHY AVE SW	SOUTHEAST ATLANTIC CORP	7.00	\$ 972,400	\$ 388,960
14 0122 LL023	EVANS DR SW	KELLEY FLORRIE A	7.00	\$ 132,300	\$ 52,920
14 0122 LL025	MURPHY AVE SW	MARTA			\$ -
14 0122 LL042	ASTOR AVE SW	MARTA	8.00	\$ -	\$ -
14 01220003001	1940 MURPHY AVE SW	MURPHY SYLVAN L L C	1.39	\$ 191,200	\$ 76,480
14 01220003015	MURPHY AVE SW	MARTA		\$ 20,400	\$ 8,160
14 01220009001	1820 MURPHY AVE SW	AMIGOS PROPERTIES LLC	0.28	\$ 55,900	\$ 22,360
14 01220009072	EVANS DR SW	MODERATE INVESTMENT LLC	6.00	\$ 74,900	\$ 29,960
14 01220009085	1870 MURPHY AVE SW	BELLA HOLDINGS LLC	6.02	\$ 936,000	\$ 374,400
14 01220009092	1824 MURPHY AVE SW	AMIGOS PROPERTIES LLC	2.75	\$ 388,200	\$ 155,280
14 0135 LL001	LEE ST	UNITED STATES OF AMERICA	134.44	\$ 18,615,900	\$ -
14 01360001006	1473 CAMPBELLTON RD SW	WEST PROPERTY & DEVELOPMENT	0.37	\$ 136,200	\$ 54,480
14 01360001008	1460 CAMPBELLTON RD	GREEN DAVID & BRIDDY MICHAEL	0.26	\$ 40,700	\$ 16,280
14 01360001010	1469 CAMPBELLTON RD SW	BARKA CORPORATION	0.40	\$ 421,800	\$ 168,720
14 01360001018	1437 CAMPBELLTON RD SW	NURIDDIN MUSTAFAA & WAFIYYAH	0.86	\$ 203,500	\$ 81,400
14 01360001019	1445 CAMPBELLTON RD SW	DEKALB CAR WASH INC	0.71	\$ 233,100	\$ 93,240
14 01360001020	1489 CAMPBELLTON RD SW	BYOUNG & HYUN INC	0.42	\$ 197,600	\$ 79,040
14 01360001021	1501 CAMPBELLTON RD SW	CH OF PREPARATION EVANGELISTIC	0.75	\$ 217,100	\$ -
14 01370004125	1425 VENETIAN DR SW	ALLEN THEODORE B JR & HELEN O	0.28	\$ 105,000	\$ 42,000
14 01370004126	1429 VENETIAN DR SW	BAINES RUBY	0.19	\$ 80,900	\$ 32,360
14 01370004127	1433 VENETIAN DR SW	HEWAN LOIS	0.17	\$ 108,600	\$ 43,440
14 01370004128	1435 VENETIAN DR SW	GOOLSBY BARRON L & SALLIE M	0.17	\$ 89,000	\$ 29,600
14 01370004129	1439 VENETIAN DR SW	WEAVER BERNARD M	0.18	\$ 87,200	\$ 34,880
14 01370004161	1411 VENETIAN DR SW	HONG P YI & OAKHEE YI REVOC	0.56	\$ 131,500	\$ 52,600
14 01370005018	1359 CAMPBELLTON RD SW	ROLADER PROPERTIES LLC	0.26	\$ 163,600	\$ 65,440
14 01370005019	1365 CAMPBELLTON RD SW	DAWSON AGNES	0.25	\$ 84,500	\$ 27,800
14 01370005020	1371 CAMPBELLTON RD SW	BARBIER LLC	0.24	\$ 92,600	\$ 37,040
14 01370005021	1377 CAMPBELLTON RD SW	JAMISON ED	0.20	\$ 86,000	\$ 34,400
14 01370005022	1385 CAMPBELLTON RD SW	ANDERSON SONYA M	0.27	\$ 89,000	\$ 35,600
14 01370005023	1397 CAMPBELLTON RD SW	SAWYER CORNELIUS	0.51	\$ 140,400	\$ 56,160
14 01370007002	1360 CAMPBELLTON RD SW	SANDERS MARY & MARGARET	0.31	\$ 143,900	\$ 51,560
14 01370007003	1356 CAMPBELLTON RD SW	PITTS JOHNNY & MARY R	0.40	\$ 77,100	\$ 30,840
14 01370007004	1350 CAMPBELLTON RD SW	SMITH JANETRA C	0.41	\$ 73,800	\$ 29,520
14 01370007050	1366 CAMPBELLTON RD SW	JONES JESSIE M	0.20	\$ 77,800	\$ 31,120
14 01370007051	CAMPBELLTON RD SW	WEBB BUTLER & FOSTER MILLER	0.26	\$ 30,300	\$ 12,120
14 0153 LL002	1740 STANTON RD SW	SIMS VERONICA J		\$ 103,040	\$ 41,216

14 0153 LL003	1770 STANTON RD SW	HAMLETT JAMES W		\$ 43,160	\$ 11,264
Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0153 LL004	1774 STANTON RD SW	BOWEN REGINA S		\$ 39,040	\$ 15,616
14 0153 LL005	1776 STANTON RD SW	WHITAKER EVA D		\$ 43,840	\$ 11,536
14 0153 LL021	1786 STANTON RD SW	COCHRAN MICHAEL A		\$ 50,360	\$ 20,144
14 0153 LL023	1788 STANTON RD SW	MOORE EDWARD E		\$ 42,880	\$ 17,152
14 0153 LL024	1790 STANTON RD SW	FISHER ROBERT J JR		\$ 41,640	\$ 16,656
14 0153 LL026	1700 STANTON RD SW	CHASTAIN MANOR HOLDINGS LLC		\$ 844,080	\$ 337,632
14 01530001028	1531 CAMPBELLTON RD SW	PORTER HERMAN	1.06	\$ 214,100	\$ 85,640
14 01530001029	1555 CAMPBELLTON RD SW	MOORE THEODORE SR	0.52	\$ 151,400	\$ 60,560
14 01530001030	1519 CAMPBELLTON RD SW	C O P E MINISTRY MISSION INC	0.76	\$ 115,600	\$ 46,240
14 01530002012	1577 CAMPBELLTON RD SW	WALKER EDGAR	0.27	\$ 75,000	\$ 30,000
14 01530002013	1581 CAMPBELLTON RD SW	WILLIAMS CHARLES E	0.22	\$ 67,100	\$ 26,840
14 01530002014	CAMPBELLTON RD SW	SCHANNO E W EXTR	0.23	\$ 18,500	\$ 7,400
14 01530002015	CAMPBELLTON RD SW	BLANKENSHIP JOE M	0.24	\$ 23,100	\$ 9,240
14 01530002016	CAMPBELLTON RD SW	CITY OF ATLANTA	0.23	\$ 21,000	\$ 8,400
14 01530002031	1573 CAMPBELLTON RD SW	SAMPLER KENYA	0.35	\$ 91,300	\$ 36,520
14 01530004009	1617 CAMPBELLTON RD SW	THOMAS TERESA	0.33	\$ 70,200	\$ 22,080
14 01530004010	1621 CAMPBELLTON RD SW	HARDEN CHARLES	0.35	\$ 76,900	\$ 30,760
14 01530004011	CAMPBELLTON RD SW	WILLIAMS BRENDA	0.21	\$ 22,900	\$ 9,160
14 01530004012	1635 CAMPBELLTON RD SW	WILLIAMS BRENDA	0.28	\$ 111,300	\$ 44,520
14 01530004013	1639 CAMPBELLTON RD SW	WILLIAMS BRENDA	0.23	\$ 97,400	\$ 38,960
14 01530004014	CAMPBELLTON RD SW	WILLIAMS BRENDA	0.24	\$ 22,600	\$ 9,040
14 01530004015	1647 CAMPBELLTON RD SW	HARDEN CHARLES	0.22	\$ 76,700	\$ 30,680
14 01530005001	1794 CAMPBELLTON RD SW	RICE GREGORY B & JEFFERY R	0.19	\$ 124,000	\$ 49,600
14 01530005002	1788 CAMPBELLTON RD SW	DORSEY EDDIE & IRENE	0.22	\$ 66,900	\$ 20,760
14 01530005003	1784 CAMPBELLTON RD SW	PRIDEMORE CHERYL L	0.25	\$ 82,900	\$ 27,160
14 01530005029	1778 CAMPBELLTON RD SW	SMITH BRENDA D &	0.26	\$ 84,600	\$ 27,840
14 01530005030	1774 CAMPBELLTON RD SW	TURNER HENRY EZEKIEL JR	0.28	\$ 78,900	\$ 31,560
14 01530005031	1770 CAMPBELLTON RD SW	FIRST HORIZON HOME LOAN CORP	0.31	\$ 75,200	\$ 30,080
14 01530005055	1672 STANTON RD SW	EALEY GINA R		\$ 85,700	\$ 34,280
14 01530005056	1668 STANTON RD SW	FEDERAL HOME LOAN MORTGAGE		\$ 47,900	\$ 19,160
14 01530005063	1679 CAMPBELLTON RD SW	MIDDLETON STEPHEN	0.43	\$ 90,300	\$ 30,120
14 01530005069	STANTON RD SW REAR	CALLAHAN GLENDA D		\$ 5,100	\$ 2,040
14 01530005070	1684 STANTON RD SW	CALLAHAN GLENDA D		\$ 80,000	\$ 32,000
14 01530005071	1680 CAMPBELLTON RD SW	GREATER RISING STAR BAPTIST CH	6.46	\$ 1,545,300	\$ 618,120
14 01530005074	1660 STANTON RD SW	ARMAE GROUP LLC		\$ 331,840	\$ 132,736
14 01530005076	CAMPBELLTON RD SW	STRONG ENTERPRISES INC	0.56	\$ 97,600	\$ 39,040
14 01530005077	1722 CAMPBELLTON RD SW	STRONG ENTERPRISES INC	0.68	\$ 553,600	\$ 221,440
14 01530005079	CAMPBELLTON RD SW	SMITH BEN T & HOLLOWAY BOBBY L	0.22	\$ 22,400	\$ 8,960
14 01530005080	1752 CAMPBELLTON RD SW	PARKER FREDERICK	0.20	\$ 101,500	\$ 40,600
14 01530006034	1775 CAMPBELLTON RD SW	WRIGHT TERRANCE S	1.96	\$ 201,500	\$ 80,600
14 01530006037	1767 CAMPBELLTON RD SW	COCHRAN MICHAEL A	0.66	\$ 115,400	\$ 46,160
14 01530006038	1751 CAMPBELLTON RD SW	MOORE JOAN	0.70	\$ 143,600	\$ 51,440
14 01530006039	1741 CAMPBELLTON RD SW	HARRIS RUTH	0.68	\$ 142,100	\$ 50,840
14 01530006040	1731 CAMPBELLTON RD SW	DEAN CHARLES	0.76	\$ 85,000	\$ 34,000
14 01530006041	1721 CAMPBELLTON RD SW	LOCKE THOMAS J II &	0.79	\$ 100,900	\$ 40,360
14 01530006042	1711 CAMPBELLTON RD SW	LOCKE T J	0.60	\$ 82,000	\$ 32,800
14 01530006043	1703 CAMPBELLTON RD SW	K & L INVESTMENTS	0.57	\$ 82,100	\$ 32,840
14 01530006044	1689 CAMPBELLTON RD SW	SCOGGINS MAGGIE R	0.20	\$ 70,800	\$ 22,320
14 01530006045	1695 CAMPBELLTON RD SW	HARRIS LINDA R	0.55	\$ 84,400	\$ 27,760
14 01530006046	1687 CAMPBELLTON RD SW	HARMON OLIVE & STEPHANIE	0.51	\$ 74,700	\$ 29,880
14 01530006061	1771 CAMPBELLTON RD SW	ROBERTS SIDNEY	1.03	\$ 143,800	\$ 57,520
14 0167 LL014	1928 DELOWE DR SW	BAPTIST TOWERS CORP	4.38	\$ 105,900	\$ 42,360
14 0167 LL029	1870 MYRTLE DR SW	HARMONY TOWNE LP	4.37	\$ 1,500,000	\$ 600,000
14 0167 LL030	1877 PLAZA LN SW	HARMONY PLAZA L P	5.89	\$ 1,700,000	\$ 680,000
14 0167 LL064	1974 PLAZA LN SW	FANNIE MAE	2.89	\$ 2,162,700	\$ 865,080

14 0167 LL075	1939 ALISON CT SW	BRENTWOOD CREEK LP	4.27	\$ 3,098,000	\$ 1,239,200
Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0167 LL078	1870 DELOWE DR SW	SANDY SPRINGS ASSOCIATES INC	0.58	\$ 199,500	\$ 79,800
14 0167 LL082	DELOWE DR SW	FLANIGAN EVELYN WILSON	0.49	\$ 56,000	\$ 22,400
14 0167 LL083	1881 MYRTLE DR SW	BAPTIST TOWERS CORP	5.75	\$ 7,553,100	\$ 3,021,240
14 0167 LL085	1895 PLAZA LN SW	TUP IV LLC	6.00	\$ 2,209,900	\$ 883,960
14 0167 LL086	1890 MYRTLE DR SW	HARTRAMPF FAMILY PARTNERSHIP	4.40	\$ 2,673,700	\$ 1,069,480
14 01670004001	1929 MYRTLE DR SW	GLOBES LEARNING CENTER INC	0.37	\$ 249,100	\$ 99,640
14 01670004002	1976 DELOWE DR SW	PETTIGREW THOMAS M JR	1.92	\$ 80,400	\$ 26,160
14 01670004003	1941 MYRTLE DR SW	GA LYONS LLC	0.60	\$ 458,300	\$ 183,320
14 01670004006	2045 ALISON CT SW	BRENTWOOD MEADOWS L P	1.53	\$ 672,000	\$ 268,800
14 01670004010	ALISON CT SW	WEST THOMAS B	0.82	\$ 10,700	\$ 4,280
14 01670004015	1990 ALISON CT SW	BRENTWOOD VILLAGE L P		\$ 1,104,000	\$ 441,600
14 01670004015	1990 ALISON CT SW	BRENTWOOD VILLAGE L P	5.00	\$ 1,104,000	\$ 441,600
14 01670004017	1958 DELOWE DR SW	LA MAR FLORENCE L	1.70	\$ 73,200	\$ 23,280
14 01670004024	DELOWE DR SW	KABA NAZIM G & KARIM G	0.16	\$ 31,500	\$ 12,600
14 01670004025	1980 DELOWE DR SW	KABA NAZIM G & KARIM G	0.60	\$ 229,600	\$ 91,840
14 01670004027	ALISON CT SW	LA MAR FLORENCE L	0.29	\$ 30,000	\$ 12,000
14 01670004028	2075 ALISON CT SW	A & M PARTNERS INC	0.25	\$ 147,900	\$ 59,160
14 01670004043	2020 ALISON CT SW	THIRD AVE PROPERTIES LLC	0.04	\$ 122,400	\$ 48,960
14 01670005000	No Data	No Data	2.45		\$ -
14 01670006001	2031 ALISON CT SW	EASON RONALD	0.29	\$ 585,600	\$ 234,240
14 01670006002	2031 ALISON CT SW	EASON RONALD	0.15	\$ 145,900	\$ 58,360
14 01670006003	2031 ALISON CT SW	SPIELBERG JACK	0.18	\$ 145,900	\$ 58,360
14 01670006004	2031 ALISON CT SW	EASON RONALD	0.22	\$ 292,800	\$ 117,120
14 01670006005	2031 ALISON CT SW	EASON RONALD	0.14	\$ 145,900	\$ 58,360
14 01670006006	2031 ALISON CT SW	EASON RONALD	0.11	\$ 145,900	\$ 58,360
14 01670006007	2031 ALISON CT SW	REAL CHECK INC	0.12	\$ 145,900	\$ 58,360
14 01670006008	2031 ALISON CT SW	EASON RONALD	0.13	\$ 145,900	\$ 58,360
14 01670008014	1974 ALISON CT	BRENTWOOD VILLAGE L P	4.00	\$ 2,789,400	\$ 1,115,760
14 0168 LL147	2065 CAMPBELLTON RD SW	CONWELL ROBBIE L E	0.25	\$ 131,700	\$ 52,680
14 0168 LL150	CAMPBELLTON RD SW	GEORGIA POWER CO	0.92	\$ -	\$ -
14 0168 LL152	2085 CAMPBELLTON RD SW	SANYANG VIRGESTINE	6.47	\$ 220,800	\$ 88,320
14 0168 LL153	2100 CAMPBELLTON RD SW	CPSC LLC	0.31	\$ 202,100	\$ 80,840
14 0168 LL154	2020 CAMPBELLTON RD SW	CPSC LLC	11.20	\$ 4,500,000	\$ 1,800,000
14 0168 LL161	1717 CENTRA VILLA DR SW	GREENE VENTURES HOLDING INC	10.60	\$ 2,683,600	\$ 1,073,440
14 0168 LL162	CAMPBELLTON RD SW	ERIC ENTERPRISES INC	3.27	\$ 33,800	\$ 13,520
14 0168 LL163	1771 CENTRA VILLA DR SW	REESE DOROTHY L	0.22	\$ 102,500	\$ 41,000
14 0168 LL164	CENTRA VILLA DR SW	R J I PROPERTIES INC	0.31	\$ 13,600	\$ 5,440
14 0168 LL166	1870 CAMPBELLTON RD SW	OLS GARDENS INC	19.63	\$ 5,115,600	\$ 2,046,240
14 0168 LL167	1840 CAMPBELLTON RD SW	Q L S HAVEN LTD	10.15	\$ 3,433,900	\$ 1,373,560
14 0168 LL168	1950 CAMPBELLTON RD SW	FANNIE MAE	13.60	\$ 6,934,900	\$ 2,773,960
14 0168 LL169	2075 CAMPBELLTON RD SW	CONWELL ROBBIE L E	0.46	\$ 106,200	\$ 42,480
14 0168 LL170	CAMPBELLTON RD SW	MERRITT WILLIAM	0.30	\$ 142,300	\$ 56,920
14 0168 LL171	CAMPBELLTON RD SW	MERRITT WILLIAM	1.10	\$ 338,200	\$ 135,280
14 01680001049	1843 CAMPBELLTON RD SW	GENTRY WILLIAM H	0.92	\$ 100,700	\$ 34,280
14 01680001052	1829 CAMPBELLTON RD SW	MAUGHAN JOHN F	5.72	\$ 2,293,700	\$ 917,480
14 01680001053	CAMPBELLTON RD SW	CHANDLER JACQUELYN R	3.86	\$ 114,600	\$ 45,840
14 01680001054	CAMPBELLTON RD SW	CHANDLER JACQUELYN R	9.34	\$ 100,600	\$ 40,240
14 01680002040	1975 CAMPBELLTON RD SW	BRANTLEY CLARENCE	0.53	\$ 355,500	\$ 142,200
14 01680002041	1999 CAMPBELLTON RD SW	EPPINGER J POWELL	0.33	\$ 186,300	\$ 74,520
14 01680002044	1955 CAMPBELLTON RD SW	PARKASH ENTERPRISES INC	0.91	\$ 881,100	\$ 352,440
14 01680002045	CAMPBELLTON RD SW	PARKASH ENTERPRISES INC	0.71	\$ 24,400	\$ 9,760
14 01680002079	2035 CAMPBELLTON RD SW	GATE CITY DAY NURSERY ASSN	0.45	\$ 279,700	\$ 111,880
14 01680002080	2015 CAMPBELLTON RD SW	CANNON JOHN M	1.33	\$ 271,600	\$ 108,640
14 01680002081	1985 CAMPBELLTON RD SW	MONTIA HEZEKIAH D	0.51	\$ 227,000	\$ 90,800
14 01680005008	1875 CAMPBELLTON RD SW	GENTRY ELMA MRS	0.44	\$ 125,200	\$ 44,080

14 01680005009	1861 CAMPBELLTON RD SW	GENTRY RUTH	0.44	\$ 77,000	\$ 24,800
Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 01680005010	1871 CAMPBELLTON RD SW	BROWNE JOHN M & IRENE V	0.52	\$ 100,500	\$ 34,200
14 01680005030	CENTRA VILLA DR SW	GEORGIA POWER CO	3.14	\$ -	\$ -
14 01680005033	1895 CAMPBELLTON RD SW	MOORE MIKOYAN	0.33	\$ 191,900	\$ 76,760
14 01680005034	1905 CAMPBELLTON RD SW	MATTHEWS LAMAR & GILDA	0.33	\$ 93,800	\$ 31,520
14 01680005035	1925 CAMPBELLTON RD SW	DORSEY JAMES E	0.33	\$ 86,800	\$ 34,720
14 01680005036	1885 CAMPBELLTON RD SW	MADISON MADOLYN B	0.33	\$ 84,800	\$ 27,920
14 01680005037	1915 CAMPBELLTON RD SW	BLANTON JULIUS & WILLIE M	0.34	\$ 90,800	\$ 36,320
14 01680006002	1884 CAMPBELLTON RD SW	EVELYN HARRIET R	0.51	\$ 109,000	\$ 37,600
14 01680006026	1690 FORT VALLEY DR SW	MC COU ANNETTE G	0.63	\$ 118,100	\$ 41,240
14 01680006029	1894 CAMPBELLTON RD SW	SYKES SAMUEL	0.46	\$ 122,100	\$ 48,840
14 01680006030	1710 TIMOTHY DR SW	COOKE COREY J	0.51	\$ 119,700	\$ 47,880
14 01680006053	1715 TIMOTHY DR SW	JONES TOMMIE M	0.51	\$ 127,600	\$ 51,040
14 0185 LL046	2139 CAMPBELLTON RD SW	HART JOSEPH M	0.48	\$ 201,500	\$ 80,600
14 0185 LL047	2151 CAMPBELLTON RD SW	CHINA VI PROPERTIES LLC	0.75	\$ 364,700	\$ 145,880
14 0185 LL048	2111 CAMPBELLTON RD SW	CAMPBELLTON AMOCO INC	0.64	\$ 453,900	\$ 181,560
14 0185 LL049	2129 CAMPBELLTON RD SW	DISCOUNT AUTO PARTS INC	0.83	\$ 569,300	\$ 227,720
14 01850001034	1780 DELOWE DR SW	BATTEN MICHAEL & ALICIA	0.41	\$ 469,100	\$ 187,640
14 0186 LL001	2265 CAMPBELLTON RD SW	CITY OF ATLANTA	13.56	\$ 131,100	\$ -
14 0186 LL004	2191 CAMPBELLTON RD SW	STRONG ENTERPRISES INC	1.09	\$ 292,200	\$ 116,880
14 0186 LL022	2328 CAMPBELLTON RD SW	APPLETREE LLC	8.10	\$ 5,200,000	\$ 2,080,000
14 0186 LL025	2395 CAMPBELLTON RD SW	LOVE IT DAY CARE CENTERS LLC	1.01	\$ 531,100	\$ 212,440
14 0186 LL055	2369 CAMPBELLTON RD SW	SOUTHWEST VETERINARY CLINIC	0.53	\$ 299,100	\$ 119,640
14 0186 LL056	CAMPBELLTON RD SW	WADE CHARLES J & JONES ROY T	0.44	\$ 62,700	\$ 25,080
14 0186 LL064	2132 CAMPBELLTON RD SW	CAMPBELLTON PROPERTIES INC	1.11	\$ 937,300	\$ 374,920
14 0186 LL072	1835 DELOWE DR SW	CULVER LEANDER	0.33	\$ 77,700	\$ 31,080
14 0186 LL075	2280 CAMPBELLTON RD SW	HARTRAMPF FAMILY PARTNERSHIP	8.34	\$ 4,183,800	\$ 1,673,520
14 0186 LL076	2205 CAMPBELLTON RD SW	KIKER WILLIAM F	0.65	\$ 320,900	\$ 128,360
14 0186 LL079	2343 CAMPBELLTON RD SW	BENN CHARLOTTE &	0.81	\$ 325,900	\$ 130,360
14 0186 LL080	2221 CAMPBELLTON RD SW	CHARLES HARRY JR & CORA J	0.56	\$ 135,800	\$ 54,320
14 0186 LL087	2262 CAMPBELLTON RD SW	MC CLAIN JAMES E JR	0.65	\$ 305,800	\$ 122,320
14 0186 LL097	1823 DELOWE DR SW	MITCHELL JOHNNIE	0.68	\$ 421,300	\$ 168,520
14 0186 LL098	2164 CAMPBELLTON RD SW	BABAR WISAL A	0.35	\$ 198,500	\$ 79,400
14 0186 LL100	1833 DELOWE DR SW	SAMBRONE FRED J JR &	0.39	\$ 177,000	\$ 70,800
14 0186 LL101	2164 CAMPBELLTON RD SW	CAWTHON HOLLUMS PROPERTIES INC	3.75	\$ 498,400	\$ 199,360
14 0186 LL102	2231 CAMPBELLTON RD SW	FULTON COUNTY	2.22	\$ 110,000	\$ 44,000
14 0186 LL103	2260 CAMPBELLTON RD SW	ROBERSON ANNIE M DEXTER	0.32	\$ 142,300	\$ 56,920
14 0186 LL104	2178 CAMPBELLTON RD SW	FAMILY DOLLAR STORE OF ATLANTA	1.04	\$ 558,300	\$ 223,320
14 0186 LL123	1801 DELOWE DR	UNIVERSAL CONSTRUCTION COM	0.41	\$ 194,300	\$ 77,720
14 0186 LL124	2400 CAMPBELLTON RD SW 1A	TUP VI LLC	0.01	\$ 136,200	\$ 54,480
14 0186 LL125	2400 CAMPBELLTON RD SW 2A	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL126	2400 CAMPBELLTON RD SW 3A	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL127	2400 CAMPBELLTON RD SW 4A	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL128	2400 CAMPBELLTON RD SW 5A	TUP VI LLC	0.01	\$ 136,200	\$ 54,480
14 0186 LL129	2400 CAMPBELLTON RD SW 6A	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL130	2400 CAMPBELLTON RD SW 7A	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL131	2400 CAMPBELLTON RD SW 8A	WASHINGTON MARQUITA	0.01	\$ 136,700	\$ 54,680
14 0186 LL132	2400 CAMPBELLTON RD SW 1B	MURPHY HARRIET M	0.01	\$ 72,000	\$ 28,800
14 0186 LL133	2400 CAMPBELLTON RD SW 2B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL134	2400 CAMPBELLTON RD SW 3B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL135	2400 CAMPBELLTON RD SW 4B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL136	2400 CAMPBELLTON RD SW 5B	TUP VI LLC	0.01	\$ 136,200	\$ 54,480
14 0186 LL137	2400 CAMPBELLTON RD SW 6B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL138	2400 CAMPBELLTON RD SW 7B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL139	2400 CAMPBELLTON RD SW 8B	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL140	2400 CAMPBELLTON RD SW 1C	TUP VI LLC	0.01	\$ 91,900	\$ 36,760

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0186 LL141	2400 CAMPBELLTON RD SW 2C	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL142	2400 CAMPBELLTON RD SW 3C	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL143	2400 CAMPBELLTON RD SW 4C	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL144	2400 CAMPBELLTON RD SW 5C	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL145	2400 CAMPBELLTON RD SW 6C	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL146	2400 CAMPBELLTON RD SW 1D	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL147	2400 CAMPBELLTON RD SW 2D	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL148	2400 CAMPBELLTON RD SW 3D	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL149	2400 CAMPBELLTON RD SW 4D	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL150	2400 CAMPBELLTON RD SW 1E	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL151	2400 CAMPBELLTON RD SW 2E	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL152	2400 CAMPBELLTON RD SW 3E	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL153	2400 CAMPBELLTON RD SW 4E	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL154	2400 CAMPBELLTON RD SW 1F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL155	2400 CAMPBELLTON RD SW 2F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL156	2400 CAMPBELLTON RD SW 3F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL157	2400 CAMPBELLTON RD SW 4F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL158	2400 CAMPBELLTON RD SW 5F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL159	2400 CAMPBELLTON RD SW 6F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL160	2400 CAMPBELLTON RD SW 7F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL161	2400 CAMPBELLTON RD SW 8F	TUP VI LLC	0.02	\$ 72,000	\$ 28,800
14 0186 LL162	2400 CAMPBELLTON RD SW 1G	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL163	2400 CAMPBELLTON RD SW 2G	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL164	2400 CAMPBELLTON RD SW 3G	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL165	2400 CAMPBELLTON RD SW 4G	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL166	2400 CAMPBELLTON RD SW 1H	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL167	2400 CAMPBELLTON RD SW 2H	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL168	2400 CAMPBELLTON RD SW 3H	TUP VI LLC	0.01	\$ 136,700	\$ 54,680
14 0186 LL169	2400 CAMPBELLTON RD SW H4	HUNTER JOHN	0.01	\$ 136,200	\$ 54,480
14 0186 LL170	2400 CAMPBELLTON RD SW 1J	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL171	2400 CAMPBELLTON RD SW 2J	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL172	2400 CAMPBELLTON RD SW 3J	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL173	2400 CAMPBELLTON RD SW 4J	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL174	2400 CAMPBELLTON RD SW 5J	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL175	2400 CAMPBELLTON RD SW 6J	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL176	2400 CAMPBELLTON RD SW K 1	CLARK GLENDA F	0.01	\$ 136,200	\$ 54,480
14 0186 LL177	2400 CAMPBELLTON RD SW 2K	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL178	2400 CAMPBELLTON RD SW 3K	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL179	2400 CAMPBELLTON RD SW 4K	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL180	2400 CAMPBELLTON RD SW 1L	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL181	2400 CAMPBELLTON RD SW 2L	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL182	2400 CAMPBELLTON RD SW 3L	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL183	2400 CAMPBELLTON RD SW 4L	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL184	2400 CAMPBELLTON RD SW 1M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL185	2400 CAMPBELLTON RD SW 2M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL186	2400 CAMPBELLTON RD SW 3M	LACKEY JAMES	0.01	\$ 72,000	\$ 28,800
14 0186 LL187	2400 CAMPBELLTON RD SW 4M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL188	2400 CAMPBELLTON RD SW 5M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL189	2400 CAMPBELLTON RD SW 6M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL190	2400 CAMPBELLTON RD SW 7M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL191	2400 CAMPBELLTON RD SW 8M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL192	2400 CAMPBELLTON RD SW 9M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL193	2400 CAMPBELLTON RD SW 10M	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL194	2400 CAMPBELLTON RD SW 11M	MC KITHAN CECIL N	0.01	\$ 72,000	\$ 28,800
14 0186 LL195	2400 CAMPBELLTON RD SW 12M	HOLLINNESS GLORIA JEAN	0.01	\$ 136,700	\$ 54,680
14 0186 LL196	2400 CAMPBELLTON RD SW 1N	TUP VI LLC	0.01	\$ 91,900	\$ 36,760

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0186 LL197	2400 CAMPBELLTON RD SW 2N	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL198	2400 CAMPBELLTON RD SW N 3	CLEMONS JANICE P	0.01	\$ 91,900	\$ 36,760
14 0186 LL199	2400 CAMPBELLTON RD SW 4N	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL200	2400 CAMPBELLTON RD SW 1P	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL201	2400 CAMPBELLTON RD SW 2P	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL202	2400 CAMPBELLTON RD SW 3P	TUP VI LLC	0.01	\$ 91,900	\$ 36,760
14 0186 LL203	2400 CAMPBELLTON RD SW 4P	TUP VI LLC	0.01	\$ 79,900	\$ 31,960
14 0186 LL204	2400 CAMPBELLTON RD SW 1Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL205	2400 CAMPBELLTON RD SW 2Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL207	2400 CAMPBELLTON RD SW 4Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL208	2400 CAMPBELLTON RD SW 5Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL209	2400 CAMPBELLTON RD SW 6Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL210	2400 CAMPBELLTON RD SW 7Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL211	2400 CAMPBELLTON RD SW 8Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL212	2400 CAMPBELLTON RD SW 9Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL213	2400 CAMPBELLTON RD SW 10Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL214	2400 CAMPBELLTON RD SW 11Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LL215	2400 CAMPBELLTON RD SW 12Q	TUP VI LLC	0.01	\$ 72,000	\$ 28,800
14 0186 LLC01	No Data	No Data	5.48		\$ -
14 01860002056	2192 CAMPBELLTON RD SW	KHAN ABDUL & REHAN	0.43	\$ 486,000	\$ 194,400
14 01860002057	2180 CAMPBELLTON RD SW	RICHARDS DOSSEY	0.71	\$ 116,300	\$ 46,520
14 01860002064	2220 CAMPBELLTON RD SW	Y M C A INC	17.17	\$ 1,304,600	\$ 521,840
14 01860002065	CAMPBELLTON RD SW	DARYANI SHAM T	1.00	\$ 193,200	\$ 77,280
14 01860002066	2200 CAMPBELLTON RD SW	LANSKY PARTNERSHIP L L P	0.63	\$ 338,400	\$ 135,360
14 01860002067	2220 CAMPBELLTON RD SW	Y M C A	0.68	\$ 34,500	\$ 13,800
14 0199 LL010	WELLS DR SW	HECHT E BARNETT	5.49	\$ 73,900	\$ 29,560
14 0199 LL123	CAMPBELLTON RD SW	PROVIDENCE MISSIONARY BAPTIST	2.30	\$ 332,500	\$ -
14 0199 LL125	2435 CAMPBELLTON RD SW	JOHNTES INC	1.76	\$ 550,700	\$ 220,280
14 0199 LL127	WELLS DR SW	RELIANCE TRUST CO INC TRS	0.94	\$ 1,857,500	\$ 743,000
14 0199 LL131	2535 CAMPBELLTON RD SW	LOWERY BOBBIN L	4.05	\$ 21,500	\$ 8,600
14 01990001003	2604 CAMPBELLTON RD SW	YATES JAMES	2.29	\$ 1,213,100	\$ 485,240
14 01990001004	2600 CAMPBELLTON RD SW	THOMAS CARL W	0.32	\$ 74,300	\$ 29,720
14 01990001005	2594 CAMPBELLTON RD SW	FIRST UNION NATL BANK OF GA	0.30	\$ 75,400	\$ 30,160
14 01990001006	2590 CAMPBELLTON RD SW	SIMPSON DAVID L	0.36	\$ 78,900	\$ 31,560
14 01990001027	2586 CAMPBELLTON RD SW	CLARK TANISHA	0.36	\$ 80,800	\$ 26,320
14 01990001046	2580 CAMPBELLTON RD SW	GRIER GRANVILLE	0.32	\$ 80,100	\$ 26,040
14 01990001075	2540 CAMPBELLTON RD SW	GREATER NEW LIGHT MISSIONARY	2.68	\$ 355,500	\$ 142,200
14 01990001080	2694 CAMPBELLTON RD SW	KIM MYUNG SOOK	0.55	\$ 219,100	\$ 87,640
14 01990001081	2640 CAMPBELLTON RD SW	REGAL HEIGHTS L L C	2.51	\$ 1,200,000	\$ 480,000
14 01990003013	2605 CAMPBELLTON RD SW	HARRELL G & CO	1.23	\$ 521,200	\$ 208,480
14 01990003014	CAMPBELLTON RD SW	FOSTER MARY S & TRUST CO BANK	0.61	\$ 128,700	\$ 51,480
14 01990003015	CAMPBELLTON RD SW	FOSTER MARY S & TRUST CO BANK	0.67	\$ 114,100	\$ 45,640
14 01990003016	CAMPBELLTON RD SW	LAMBROS MARY T	1.30	\$ 285,100	\$ 114,040
14 01990003019	2685 CAMPBELLTON RD SW	THE LIONS GROUP INC	1.13	\$ 287,200	\$ 114,880
14 01990003051	2595 CAMPBELLTON RD SW	BUTLER BOBBY	0.50	\$ 96,700	\$ 38,680
14 01990003052	2601 CAMPBELLTON RD SW	JENNINGS CONNIE C S	0.49	\$ 113,500	\$ 45,400
14 01990003112	SANDRINGHAM DR SW	LOWERY BOBBIN L	0.35	\$ 26,800	\$ 10,720
14 01990003114	2675 CAMPBELLTON RD SW	HOLT JAMES E & GEORGE R	0.28	\$ 128,700	\$ 51,480
14 01990003115	2661 CAMPBELLTON RD SW	FOXWORTHY INC	0.20	\$ 100,200	\$ 40,080
14 01990003121	1955 SANDRINGHAM DR SW	PETERSON REBECCA	0.34	\$ 101,600	\$ 34,640
14 01990004038	1941 WELLS DR SW	LEWIS ELIZABETH P	0.54	\$ 78,100	\$ 31,240
14 01990004040	CAMPBELLTON RD SW	INDIGO HOLDINGS INC	1.87	\$ 61,100	\$ 24,440
14 01990004041	CAMPBELLTON RD SW	SANDERS JAMES LARRY	1.86	\$ 329,400	\$ 131,760
14 01990004042	CAMPBELLTON RD SW	SAFARI ENTERPRISES INC	1.26	\$ 211,200	\$ 84,480
14 01990004046	WELLS DR SW	DELONG NINA H	0.34	\$ 20,200	\$ 8,080
14 01990004049	2023 WELLS DR SW	CITY OF ATLANTA	0.63	\$ 35,800	\$ 14,320

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 01990005021	2690 CAMPBELLTON RD SW	MURRAY MICHAEL D	0.36	\$ 126,400	\$ 50,560
14 01990005028	2702 CAMPBELLTON RD SW	JONES PAUL R	1.84	\$ 118,200	\$ 47,280
14 01990006031	2512 CAMPBELLTON RD SW	SPIELBERG JACK A	0.47	\$ 103,700	\$ 41,480
14 01990006032	2504 CAMPBELLTON RD SW	HENRY HORACE C	1.52	\$ 99,500	\$ 33,800
14 0218 LL025	2725 CAMPBELLTON RD SW	THE LIONS GROUP INC	4.00	\$ 421,300	\$ 168,520
14 0218 LL040	CAMPBELLTON RD SW	EBENEZER BAPTIST CHURCH INC	2.08	\$ 142,700	\$ -
14 0218 LL043	2750 CAMPBELLTON RD SW	ANDERSON LEWIS & BARBARA M	2.06	\$ 100,400	\$ 40,160
14 0218 LL044	2740 CAMPBELLTON RD SW	MC KINNON JOHNNY	1.77	\$ 145,100	\$ 58,040
14 0218 LL072	2850 CAMPBELLTON RD SW	SOUTHERN BELL TEL & TEL CO	4.37	\$ -	\$ -
14 0218 LL073	2820 CAMPBELLTON RD SW	BETTY CO	5.10	\$ 1,146,600	\$ 458,640
14 0218 LL115	2797 CAMPBELLTON RD SW	CITIZENS TRUST BANK	1.16	\$ 584,300	\$ 233,720
14 0218 LL116	2775 CAMPBELLTON RD SW	NELSONS AUTO SALES INC	1.09	\$ 471,000	\$ 188,400
14 0218 LL120	CAMPBELLTON RD SW	L A BLACK ENTERPRISES LLC	0.24	\$ 45,400	\$ 18,160
14 0218 LL121	2805 CAMPBELLTON RD SW	SHERROUSE SUSAN ET AL	1.24	\$ 792,300	\$ 316,920
14 0218 LL122	2755 CAMPBELLTON RD SW	GREATER MT CARMEL BAPT CHURCH	6.70	\$ 2,042,400	\$ -
14 0218 LL125	2905 CAMPBELLTON RD SW	STRONG ENTERPRISES INC	0.79	\$ 636,700	\$ 254,680
14 0218 LL127	2800 CAMPBELLTON RD SW	BETTY CO THE	7.09	\$ 1,020,800	\$ 408,320
14 0218 LL130	CAMPBELLTON RD SW	HABIF MORRIS N ET AL	4.79	\$ 182,600	\$ 73,040
14 0218 LL131	2770 CAMPBELLTON RD SW	HABIF MORRIS N ET AL	5.34	\$ 481,300	\$ 192,520
14 0218 LL135	2860 CAMPBELLTON RD SW	NORTON W E JR	1.63	\$ 390,500	\$ 156,200
14 0218 LL138	CAMPBELLTON RD SW	CITY OF ATLANTA	2.21	\$ 127,700	\$ 51,080
14 0218 LL139	CAMPBELLTON RD SW	STRONG ENTERPRISES INC	10.21	\$ 816,600	\$ 326,640
14 0219 LL061	2880 CAMPBELLTON RD SW	VANDOVER JOSEPH C & LINDA J	0.81	\$ 135,900	\$ 54,360
14 0219 LL063	CAMPBELLTON RD SW	KHAN FARID M	0.71	\$ 96,700	\$ 38,680
14 02190002023	2989 CAMPBELLTON RD SW	K S GROUP INC	0.36	\$ 273,600	\$ 109,440
14 02190002050	2960 CAMPBELLTON RD SW	FAVORS ERVIN SR	0.89	\$ 469,400	\$ 187,760
14 02190002061	2939 CAMPBELLTON RD SW	OLADAPO RUFUS	1.80	\$ 190,300	\$ 76,120
14 02190002066	2969 CAMPBELLTON RD SW	STRONG ENTERPRISES INC	0.26	\$ 181,300	\$ 72,520
14 02190002067	2695 CAMPBELLTON RD SW	STRONG ENTERPRISES INC	-	\$ 589,900	\$ 235,960
14 02190002069	CHILDRESS DR SW	NATHANI SIKANDER	0.16	\$ 13,600	\$ 5,440
14 02190002070	2920 CAMPBELLTON RD SW	KEMI CONSTRUCTION CO INC	0.13	\$ 222,400	\$ 88,960
14 02190002071	CAMPBELLTON RD SW	OLADAPO RUFUS	0.38	\$ 51,400	\$ 20,560
14 02190002072	2900 CAMPBELLTON RD SW	HIRAM PROPERTIES INC	0.50	\$ 290,000	\$ 116,000
14 02190002073	2910 CAMPBELLTON RD SW	RICKS THEODORE V	0.37	\$ 166,400	\$ 66,560
14 02190002074	2994 CAMPBELLTON RD SW	R & KEN INVESTMENT LLC	0.47	\$ 124,800	\$ 49,920
14 02190002075	2986 CAMPBELLTON RD SW	R & KEN INVESTMENT LLC	0.61	\$ 124,800	\$ 49,920
14 02190002076	2980 CAMPBELLTON RD SW	R & KEN INVESTMENT LLC	0.49	\$ 132,000	\$ 52,800
14 02190002084	2979 CAMPBELLTON RD SW	JONES PAUL R	0.39	\$ 147,100	\$ 58,840
14 0228 LL029	HOGAN RD SW	CITY OF ATLANTA		\$ 2,103,500	\$ -
14 0228 LL042	3259 HOGAN RD SW	BEN HILL UNITED METHODIST CH	66.00	\$ 10,245,200	\$ -
14 0228 LL044	3000 CONTINENTAL COLONY PKWY	PARK AT GREENBRIAR LLC THE		\$ 2,054,900	\$ 821,960
14 0228 LL045	3060 CONTINENTAL COLONY PKWY	QLS ACRES INC		\$ 620,100	\$ -
14 0228 LL046	3250 HOGAN RD SW	EVANS KEITH E		\$ 864,200	\$ 345,680
14 0228 LL048	HOGAN RD SW	BEN HILL UNITED METHODIST CH		\$ 65,100	\$ 26,040
14 0229 LL004	GREENBRIAR PKWY SW	RIDDLE JEFFREY L		\$ 512,400	\$ 204,960
14 0229 LL008	3000 HEADLAND DR SW	BFS RETAIL & COMMERCIAL		\$ 341,600	\$ 136,640
14 0229 LL032	3170 GREENBRIAR PKWY SW	SUN TRUST BANK ATL	0.83	\$ 668,300	\$ 267,320
14 0229 LL033	GREENBRIAR PKWY SW	HAWN FOUNDATION INC ET AL	3.36	\$ 936,200	\$ 374,480
14 0229 LL034	CONTINENTAL COLONY PKWY	VILLAGE ON THE GREEN LTD	16.00	\$ 14,754,400	\$ 5,901,760
14 0229 LL036	3033 CONTINENTAL COLONY PKWY	WESLEY HOMES INC	4.23	\$ 6,945,300	\$ 2,778,120
14 0229 LL040	3000 CONTINENTAL COLONY R	PARK AT GREENBRIAR LLC THE		\$ 347,800	\$ 139,120
14 0229 LL046	3000 CONTINENTAL COLONY PKWY	PARK AT GREENBRIAR LLC THE		\$ 3,509,300	\$ 1,403,720
14 0229 LL049	3030 HEADLAND DR SW	GREENBRIAR CROSSING LLC		\$ 2,275,500	\$ 910,200
14 0229 LL053	2760 GREENBRIAR PKWY SW	NET LEASE FUNDING TWO THOUSAND		\$ 705,400	\$ 282,160
14 0229 LL054	2740 GREENBRIAR PKWY SW	RN GREENBRIAR L L C		\$ 1,241,500	\$ 496,600
14 0229 LL058	GREENBRIAR PKWY SW	ABERCO INC		\$ 692,800	\$ 277,120

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0229 LL059	3030 FOUNTAINBLEAU SW	KROGER CO THE		\$ 6,824,300	\$ 2,729,720
14 0229 LL060	2845 GREENBRIAR PKWY SW	SHONEYS INC	0.79	\$ 476,900	\$ 190,760
14 0229 LL062	GREENBRIAR PKWY SW	KRYSTAL COMPANY THE	0.70	\$ 344,800	\$ 137,920
14 0229 LL064	2840 GREENBRIAR PKWY SW	KFC U S PROP INC		\$ 1,033,300	\$ 413,320
14 0229 LL065	GREENBRIAR PKWY SW	HAWN FOUNDATION INC ET AL		\$ 1,366,700	\$ 546,680
14 0229 LL066	GREENBRIAR PKWY SW	GREENBRIAR LTD	7.00	\$ 2,992,900	\$ 1,197,160
14 0229 LL067	GREENBRIAR PKWY SW	GREENBRIAR MALL LTD PTNRSHIP	60.00	\$ 18,079,600	\$ 7,231,840
14 0229 LL068	2999 CONTINENTAL COLONY PKWY	COLUMBIA COLONY L P	6.00	\$ 3,996,100	\$ 1,598,440
14 0229 LL070	GREENBRIAR PKWY SW	STRICKLAND DEMERICK	8.00	\$ 2,047,500	\$ 819,000
14 0229 LL071	GREENBRIAR PKWY SW	AGBOGU BOB	1.00	\$ 238,700	\$ 95,480
14 0230 LL060	3113 CAMPBELLTON RD SW	RIZ MAR VENTURES INC	0.49	\$ 264,600	\$ 105,840
14 0230 LL068	CAMPBELLTON RD SW	ASHER ABRAHAM & FARIMAH	3.72	\$ 44,400	\$ 17,760
14 0230 LL077	3131 CAMPBELLTON RD SW	ASHER ABRAHAM & FARIMAH	9.44	\$ 1,476,300	\$ 590,520
14 0230 LL079	3190 CAMPBELLTON RD SW	FLEETWOOD PRICE	0.50	\$ 358,500	\$ 143,400
14 0230 LL085	3096 CAMPBELLTON RD SW	ENGIDA KAHASSAI G	1.17	\$ 743,200	\$ 297,280
14 0230 LL086	3120 CAMPBELLTON RD SW	SOLID EQUITIES INC	0.49	\$ 232,700	\$ 93,080
14 0230 LL092	3140 CAMPBELLTON RD SW	CAMPBELLTON ROAD PROP LLC	0.31	\$ 186,200	\$ 74,480
14 0230 LL093	3130 CAMPBELLTON RD SW 1	CROTHERS HEATHER	0.38	\$ 139,400	\$ 55,760
14 0230 LL096	3121 CAMPBELLTON RD SW	INGRAM TOMMIE JR	0.28	\$ 165,000	\$ 66,000
14 0230 LL097	CAMPBELLTON RD SW REAR	ROBINSON HAROLD L	0.13	\$ 27,300	\$ 10,920
14 02300002007	2997 CAMPBELLTON RD SW	BASKIN JOHN	1.40	\$ 506,300	\$ 202,520
14 02300002020	CHILDRESS DR SW	MAX MANAGEMENT LLC	4.01	\$ 57,000	\$ 22,800
14 02300002020	CHILDRESS DR SW	MAX MANAGEMENT LLC		\$ 57,000	\$ 22,800
14 02300002021	3078 PANTHER TRL SW	SADLER JOEL		\$ 59,200	\$ 23,680
14 02300002024	3038 PANTHER TRL SW	BULLOCK T ROSS		\$ 54,800	\$ 21,920
14 02300002025	3022 PANTHER TRL SW	CRENSHAW FRED & CHRISTINE		\$ 94,600	\$ 37,840
14 02300002026	2105 CHILDRESS DR SW	MORGAN CATHERINE		\$ 98,300	\$ 39,320
14 02300002027	2125 CHILDRESS DR SW	BULLOCK T ROSS		\$ 86,000	\$ 34,400
14 02300002028	3030 CAMPBELLTON RD SW	EDLIN ANDREW C ET AL	0.35	\$ 234,800	\$ 93,920
14 02300002036	3040 CAMPBELLTON RD SW	CHIEF EXEC OFFICER THE LOST	0.33	\$ 307,800	\$ -
14 02300002038	3011 CAMPBELLTON RD SW	ZORLAS JAMES P	0.96	\$ 353,300	\$ 141,320
14 02300002039	3007 CAMPBELLTON RD SW	RICKS THEODORIC V	0.66	\$ 256,400	\$ 102,560
14 02300002041	3070 CAMPBELLTON RD SW	OZBURN CHARLES C	0.42	\$ 199,300	\$ 79,720
14 02300002042	3076 CAMPBELLTON RD SW	WHITE MARY L	0.45	\$ 250,900	\$ 100,360
14 02300002043	3020 CAMPBELLTON RD SW	EDLIN ANDREW C ET AL	0.37	\$ 186,600	\$ 74,640
14 02300002044	3010 CAMPBELLTON RD SW	LANSKY MURRAY & KAREN TRUST	0.29	\$ 157,200	\$ 62,880
14 02300002045	3000 CAMPBELLTON RD SW	EDLIN ANDREW C ET AL	0.27	\$ 135,600	\$ 54,240
14 02300002046	3041 CAMPBELLTON RD SW	MAULDIN JACK P	4.33	\$ 805,100	\$ 322,040
14 02300002047	3048 PANTHER TRL SW	SADLER JOEL		\$ 155,900	\$ 62,360
14 02300004047	3080 CAMPBELLTON RD SW	LOTT KANETA	1.96	\$ 242,100	\$ 96,840
14 02300004050	3088 CAMPBELLTON RD SW	DENNIS SMITH RACHELLE	0.56	\$ 165,000	\$ 66,000
14 02300004053	3090 CAMPBELLTON RD SW	RAAD & RAAD LLC	0.40	\$ 189,000	\$ 75,600
14 02300005055	3211 CAMPBELLTON RD SW	COOK ROBERT W		\$ 72,800	\$ 29,120
14 02300005056	3205 CAMPBELLTON RD SW	HUFFMAN MICHAEL & LAWANDA		\$ 100,000	\$ 40,000
14 02300005064	CAMPBELLTON RD SW	WEST EVERETT M		\$ 4,000	\$ 1,600
14 02300005070	2387 COUNTRY CLUB DR SW	BREATHETT MATTIE B		\$ 118,900	\$ 47,560
14 02300005071	LAKWOOD FREEWAY	MORGAN ETHEL P		\$ 3,600	\$ 1,440
14 02300005072	CAMPBELLTON RD SW	COCHRAN ORIE A		\$ 3,800	\$ 1,520
14 02300005073	CAMPBELLTON RD SW	ALDREDGE VASSIE H		\$ 1,800	\$ 720
14 02300005074	2384 COUNTRY CLUB DR SW	KEMP OSEI & PHEW DEIDRE		\$ 120,500	\$ 42,200
14 02300006022	CAMPBELLTON RD SW	GEORGIA POWER CO	2.62	\$ -	\$ -
14 02300006024	3079 CAMPBELLTON RD SW	GORDON COMMERCIAL PROP LLC	0.70	\$ 636,400	\$ 254,560
14 02300006025	3075 CAMPBELLTON RD SW	STEWART OTIS	0.53	\$ 47,700	\$ 19,080
14 02300006093	3071 CAMPBELLTON RD SW	REESE JUANITA R	0.60	\$ 315,100	\$ 126,040
14 02300006095	STAR MIST DR SW	BROWN A C	0.34	\$ 37,500	\$ 15,000
14 02300006098	3089 CAMPBELLTON RD SW	DUMAS ROBERT N &	0.61	\$ 224,200	\$ 89,680

Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14 0230006099	3085 CAMPBELLTON RD	A & L FOODS INC	1.31	\$ 464,500	\$ 185,800
14 0231 LL005	3099 PANTHER TRL SW	CITY OF ATLANTA		\$ 9,842,000	\$ -
14 02310002001	CHILDRESS DR SW	CITY OF ATLANTA		\$ 1,368,800	\$ -
14 02510001023	2875 CAMPBELLTON RD SW	YOUNG WOMENS ASSOC OF GREATER	0.50	\$ 92,300	\$ 36,920
14 02510001024	3571 CAMPBELLTON RD SW	YOUNG WOMENS CHRISTIAN ASSN OF	0.59	\$ 76,800	\$ -
14 02510001031	CAMPBELLTON RD SW	YOUNG WOMENS CHRISTIAN ASSN OF	13.81	\$ 370,400	\$ -
14 02510002048	CAMPBELLTON RD SW	HAND MARIO		\$ 134,700	\$ 53,880
14 02510003015	CAMPBELLTON RD SW	ATLANTA GAS LIGHT COMPANY		\$ -	\$ -
14 02510003017	2372 MEADOWLANE DR SW	POLLOCK SHARICK		\$ 130,700	\$ 52,280
14 0252 LL002	2454 BARGE RD SW	PYE MARGARET A		\$ 99,800	\$ 33,920
14 0252 LL026	3565 VALELAND AVE SW	U S BANK NATIONAL ASSOC TR		\$ 104,800	\$ 41,920
14 0252 LL042	3557 VALELAND AVE SW	HUGHES MICHAEL		\$ 175,500	\$ 70,200
14 0252 LL051	3580 CAMPBELLTON RD SW	RACETRAC PETROLEUM INC	1.06	\$ 764,600	\$ 305,840
14 0252 LL056	3550 CAMPBELLTON RD SW	AMERICAN OIL CO	1.34	\$ 454,800	\$ 181,920
14 0252 LL058	3566 CAMPBELLTON RD SW	RACETRAC PETROLEUM INC	0.57	\$ 119,400	\$ 47,760
14 0252 LL061	3480 GREENBRIAR PKWY SW	EQUITABLE MGMT OF GA L L C &		\$ 809,900	\$ 323,960
14 0252 LL062	GREENBRIAR PKWY SW	COVENTRY STATION PARTNERS LLC			\$ -
14 0252 LL064	2440 BARGE RD SW	HOUSING AUTH CITY OF ATLANTA		\$ 4,988,700	\$ -
14 0252 LL066	CAMPBELLTON RD SW	COVENTRY STATION PARTNERS LLC	53.99		\$ -
14 0252 LL066	CAMPBELLTON RD SW	COVENTRY STATION PARTNERS LLC			\$ -
14 0252 LL068	BARGE RD SW	COVENTRY STATION PARTNERS LLC	4.06		\$ -
14 0252 LL070	2841 GREENBRIAR PKWY SW	GREENBRIAR THEATRE LIMITED	13.08	\$ 6,864,800	\$ 2,745,920
14 0252 LL071	GREENBRIAR PKWY SW	GREENBRIAR LAND LTD PTNRSHIP	5.75	\$ 281,300	\$ 112,520
14 0252 LL072	GREENBRIAR PKWY SW	GREENBRIAR LAND LTD PTNRSHIP	1.45	\$ 144,500	\$ 57,800
14 0252 LL073	GREENBRIAR PKWY SW	CITY OF ATLANTA THE	8.00	\$ 188,800	\$ 75,520
14 0252 LL074	GREENBRIAR PKWY SW	GREENBRIAR LAND LTD PTNRSHIP	1.45	\$ 2,700	\$ 1,080
14 0252 LL075	13381 GREENBRIAR PKWY SW	COVENTRY STATION PARTNERS LLC		\$ 400,700	\$ 160,280
14 0252 LL076	3397 GREENBRIAR PKWY SW	COVENTRY STATION PARTNERS LLC		\$ 131,600	\$ 52,640
14 0252 LL078	2400 BARGE RD SW	COVENTRY STATION PARTNERS LLC		\$ 1,861,900	\$ 744,760
14 0252 LL080	3535 GREENBRIAR PKWY SW	COVENTRY STATION PARTNERS LLC		\$ 610,100	\$ 244,040
14 0252 LL084	3780 GREENBRIAR PKWY SW	COVENTRY STATION PARTNERS LLC		\$ 1,029,300	\$ 411,720
14 0253 LL063	3301 NORTH CAMP CREEK PKWY	GREENBRIAR COLONY COOPERATIVE		\$ 987,600	\$ 395,040
14 0253 LL069	3260 HOGAN RD SW	STRONG ENTERPRISES INC		\$ 141,400	\$ 56,560
14 0253 LL070	3266 STONE HOGAN RD CONN	EQUITABLE MGMT COMPANY OF GA		\$ 841,800	\$ 336,720
14 0253 LL071	BARGE RD SW	COVENTRY STATION PARTNERS LLC			\$ -
14 0253 LL081	2950 STONE HOGAN RD	FRAZIER TODD B SR		\$ 340,400	\$ 136,160
140229LL0429	3011 HEADLAND DR SW	ATLANTA REAL ESTATE HOLDI	1.11	\$ 538,500	\$ 215,400
140229LL0437	3031 HEADLAND DR	GREENBRIAR CORNERS LLC	0.61	\$ 576,600	\$ 230,640
140229LL0478	3041 HEADLAND DR	HEARTWOOD ELEVEN INC	0.67	\$ 387,200	\$ 154,880
140229LL0486	3065 HEADLAND DR SW	HAWN FOUNDATION INC ET A	0.63	\$ 414,500	\$ 165,800
140229LL0551	3030 CONTINENTAL COLONY PKWY	CARDINAL INDUSTRIES DEV C	6.00	\$ 2,056,300	\$ 822,520
140229LL0569	3030 CONTINENTAL COLONY PKWY	COLONY WOODS I L P	6.00	\$ 2,344,900	\$ 937,960
140230LL0848	GREENBRIAR PKWY SW	HAWN FOUNDATION INC ET A	0.85	\$ 71,300	\$ 28,520
140230LL0988	2975 HEADLAND DR SW	GREENBRIAR MARKETPLACE II	7.00	\$ 2,413,400	\$ 965,360
140230LL0996	BEN HILL RD	JACOB FREDDIE	5.00	\$ 203,200	\$ 81,280
14F0005 LL066	2466 FAIRBURN RD SW	WARE WILLIAM H & BEVERLY H		\$ 129,200	\$ 51,680
14F0005 LL067	FAIRBURN RD SW	CITY OF ATLANTA FIRE STATION		\$ 202,100	\$ 80,840
14F0005 LL096	2426 FAIRBURN RD SW	SHREVE UNCHA YI		\$ 364,100	\$ 145,640
14F0005 LL097	2440 FAIRBURN RD SW	LOTT CUFFIE SOUTHWEST PROP		\$ 865,800	\$ 346,320
14F0005 LL100	FAIRBURN RD SW	VULCAN LANDS INC		\$ 162,000	\$ 64,800
14F0005 LL112	FAIRBURN RD SW	SOUTHWEST COMMUNITY HOSP & MED		\$ 92,700	\$ 37,080
14F0005 LL113	2605 FAIRBURN RD SW	FULTON COUNTY		\$ 2,041,400	\$ -
14F0006 LL071	3704 CAMPBELLTON RD SW	FORD LARRY L SR ET AL	0.51	\$ 180,600	\$ 72,240
14F0006 LL149	3720 CAMPBELLTON RD SW	BEAVERS JAMES	0.38	\$ 315,800	\$ 126,320
14F0006 LL150	2374 FAIRBURN RD SW	BRUMFIELD IRENE & BARRY	0.16	\$ 93,000	\$ 37,200
14F0006 LL153	3750 CAMPBELLTON RD SW	SUBER CHARLES E	0.38	\$ 180,400	\$ 72,160

14F0006 LL159	3640 CAMPBELLTON RD SW	PETROLEUM REALTY II L L C	0.48	\$ 241,600	\$ 96,640
Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14F0006 LL161	2396 FAIRBURN RD SW	MILLS DAVID		\$ 68,300	\$ 27,320
14F0006 LL164	CAMPBELLTON RD SW	DEPARTMENT OF TRANSPORTATION	2.49	\$ 354,000	\$ 141,600
14F0006 LL165	3600 CAMPBELLTON RD SW	BRYANT LINDA M	0.62	\$ 264,900	\$ 105,960
14F0006 LL166	CAMPBELLTON RD SW	DEPARTMENT OF TRANSPORTATION	1.55	\$ 362,400	\$ 144,960
14F0006 LL167	3700 CAMPBELLTON RD SW	CLAIRMONT DRESDEN LLC	0.61	\$ 107,700	\$ 43,080
14F0006 LL169	3684 CAMPBELLTON RD SW	JAY PHILLIPS LAND LLC	0.67	\$ 229,700	\$ 91,880
14F0006 LL170	CAMPBELLTON RD SW	BELIEVERS BIBLE CHRISTIAN CH	3.58	\$ 248,800	\$ 99,520
14F0006 LL174	2376 FAIRBURN RD SW	BRUMFIELD IRENE & BARRY	0.17	\$ 82,800	\$ 33,120
14F0006 LL175	CAMPBELLTON RD SW	TOBLER KEVIN E	0.24	\$ 62,300	\$ 24,920
14F0006 LL176	2388 CAMPBELLTON RD REAR	VERIZON WIRELESS			\$ -
14F0006 LL177	3740 CAMPBELLTON RD SW	WINNERS CORP	1.44	\$ 449,300	\$ 179,720
14F0006 LL178	CAMPBELLTON RD	AUTO ZONE INC NEVADA CORP	1.05	\$ 595,500	\$ 238,200
14F0006 LL179	3642 CAMPBELLTON RD	LANSKY MURRY ET AL	4.49	\$ 490,200	\$ 196,080
14F00060001017	3715 CAMPBELLTON RD SW	BELIEVERS BIBLE CHRISTIAN CH	0.87	\$ 294,600	\$ -
14F00060001026	3605 CAMPBELLTON RD SW	SAINT MARK A M E CH TRS	5.91	\$ 1,213,800	\$ -
14F00060001030	CAMPBELLTON RD SW	BELIEVERS BIBLE	2.14	\$ 135,600	\$ 54,240
14F00060001033	3685 CAMPBELLTON RD SW	BELIEVERS BIBLE CHRISTIAN CH	3.54	\$ 854,100	\$ -
14F00060001036	3749 CAMPBELLTON RD SW	ZUGBI INC	0.74	\$ 388,600	\$ 155,440
14F00060001037	BARGE RD SW	SAINT MARK A M E CH TRS		\$ 467,200	\$ -
14F00060001042	3709 CAMPBELLTON RD SW	SONGAM INC	0.47	\$ 246,300	\$ 98,520
14F00060001045	3667 CAMPBELLTON RD SW	FRIH CHKN LLC	0.55	\$ 238,600	\$ 95,440
14F00060001047	2292 FAIRBURN RD SW	NIXON MAURICE	0.27	\$ 148,900	\$ 59,560
14F00060001052	FAIRBURN RD SW	BELIEVERS BIBLE CHRISTIAN		\$ 392,200	\$ -
14F00060001053	3721 CAMPBELLTON RD SW	RUSSELL PROPERTIES INC	2.07	\$ 1,323,700	\$ 529,480
14F00060001054	3661 CAMPBELLTON RD SW	RESURRECTION HOME SERVICES INC	0.28	\$ 133,000	\$ 53,200
14F00060002010	3765 CAMPBELLTON RD SW	JONES DONALD R	0.05	\$ 30,000	\$ 12,000
14F00060002023	3811 CAMPBELLTON RD SW	SHAW OTIS JR	0.63	\$ 239,600	\$ 95,840
14F000600020346	CAMPBELLTON RD SW	CITY OF ATLANTA	1.60	\$ 754,300	\$ -
14F00060002037	3772 CAMPBELLTON RD SW	ASHER ABRAHAM	0.49	\$ 97,300	\$ 38,920
14F00060002038	3768 CAMPBELLTON RD SW	BEN HILL LODGE 674 F & A M	0.08	\$ 40,400	\$ 16,160
14F00060002046	FAIRBURN RD SW	CITY OF ATLANTA		\$ 31,000	\$ -
14F00060002053	2381 FAIRBURN RD SW	ATLANTA METRO AREA LOCAL APWU	0.23	\$ 283,800	\$ 113,520
14F00060002055	2301 FAIRBURN RD SW	LAWSON ROVONNE & SMITH SAMUEL	0.33	\$ 141,200	\$ 56,480
14F00060002056	3761 CAMPBELLTON RD SW	KEATON PATRICIA	0.24	\$ 92,700	\$ 37,080
14F00060002058	2373 FAIRBURN RD SW	PATRIE & SONS INC	0.22	\$ 133,900	\$ 53,560
14F00060002059	3762 CAMPBELLTON RD SW	ROGERS FREEMAN SR	0.43	\$ 239,300	\$ 95,720
14F000600020619	CAMPBELLTON RD SW	ICC CHESTNUT INVESTORS LI	0.61	\$ 53,000	\$ 21,200
14F00060002067	3783 CAMPBELLTON RD SW	SHAW OTIS JR & ELAINE N	0.28	\$ 177,900	\$ 71,160
14F00060002073	3775 CAMPBELLTON RD SW	BAKER ROBERT & AUDREY	0.18	\$ 142,300	\$ 56,920
14F00060002075	CAMPBELLTON RD SW	CALLAHAN BEVERLY D	0.31	\$ 59,500	\$ 23,800
14F00060002077	3810 CAMPBELLTON RD SW	ATLANTA LODGING INC	0.85	\$ 371,100	\$ 148,440
14F00060002079	CAMPBELLTON RD SW	ATLANTA BOARD OF EDUCATION	0.80	\$ 119,900	\$ -
14F00060002081	3788 CAMPBELLTON RD SW	EMANI SUBBIAH & SUBBALASKSHMI	0.56	\$ 245,500	\$ 98,200
14F00060002082	FAIRBURN RD SW	SHREVE LARRY & UN CHA YI	1.47	\$ 84,100	\$ 33,640
14F00060002083	3773 CAMPBELLTON RD SW	RAVEN VERNON	0.42	\$ 235,800	\$ 94,320
14F00060002084	3773 CAMPBELLTON RD SW	RAVEN VERNON	0.76	\$ 414,000	\$ 165,600
14F00060002085	3835 CAMPBELLTON RD SW	STANLEY MIRIAM S	0.62	\$ 191,000	\$ 70,400
14F0006LL1719	3881 CAMPBELLTON RD	C RIDGE LLC	27.00	\$ 12,328,200	\$ 4,931,280
14F0032 LL016	CAMPBELLTON RD SW	GARBER REAL ESTATE INV L P		\$ 164,100	\$ -
14F0032 LL020	3951 CAMPBELLTON RD SW	FELLOWSHIP OF FAITH CHURCH		\$ 143,800	\$ -
14F0032 LL021	CAMPBELLTON RD SW	MONCURE INGRID W		\$ 140,200	\$ 56,080
14F0032 LL022	3910 CAMPBELLTON RD SW	SUTTON CLYDE A SR		\$ 410,300	\$ 164,120
14F0032 LL023	2350 DANIEL RD SW REAR	BASSICHIS CO THE		\$ 170,300	\$ 68,120
14F0032 LL058	3911 CAMPBELLTON RD SW	FELLOWSHIP OF FAITH		\$ 394,800	\$ -
14F0032 LL060	A C L RAIL ROAD	GARBER REAL ESTATE INV L P		\$ 183,900	\$ -

14F00320006012	4089 CAMPBELLTON RD SW	GOODSON GEORGE &		\$ 138,700	\$ 55,480
Parcel Identification Number	Address	Owner	Acreage	2006 Market Value	2006 Taxable Value
14F00320006014	4095 CAMPBELLTON RD SW	WASHINGTON MUTUAL BANK		\$ 105,500	\$ 42,200
14F00320006040	4085 CAMPBELLTON RD SW	ALLEN JOSEPH & BERNICE		\$ 123,700	\$ 49,480
14F0033 LL007	4081 TELL RD SW	VULCAN LANDS INC		\$ 73,100	\$ 29,240
14F0033 LL008	TELL RD SW	VULCAN LANDS INC		\$ 25,900	\$ 10,360
14F0033 LL012	3933 TELL RD SW	TELL ROAD LLC		\$ 25,900	\$ 10,360
14F0033 LL013	3919 TELL RD SW	DANIEL LEROY B &		\$ 72,200	\$ 28,880
14F0033 LL018	4137 TELL RD SW	SPEAR ANDREW		\$ 71,200	\$ 22,480
14F0033 LL019	TELL RD SW REAR	SPEAR ANDREW		\$ 3,900	\$ 1,560
14F0033 LL022	4135 TELL RD SW	WILSON THELMA &		\$ 64,600	\$ 25,840
14F0033 LL023	4155 TELL RD SW	DILLARD OSCAR		\$ 117,800	\$ 41,120
14F0033 LL024	4161 TELL RD SW	STARR LORENZA JR		\$ 110,700	\$ 38,280
14F0033 LL026	FAIRBURN RD SW	VULCAN LANDS INC		\$ 826,000	\$ 330,400
14F0033 LL027	3955 TELL RD SW	TELL ROAD LLC		\$ 84,300	\$ 33,720
14F0033 LL028	4189 TELL RD SW	WINFREY MARVIN & ANNIE C		\$ 151,800	\$ 54,720
14F0033 LL029	4185 TELL RD SW	DURAN DEBRA		\$ 29,900	\$ 11,960
14F0033 LL030	DANIEL RD SW	VULCAN LANDS INC		\$ 274,600	\$ 109,840
14F0033 LL031	2300 DANIEL RD SW REAR	VULCAN LANDS INC		\$ 93,900	\$ 37,560
14F0033 LL032	TELL RD SW	BANK ON NORTH GEORGIA		\$ 20,400	\$ 8,160
14F0033 LL033	4121 TELL RD SW	WALKER TREESON P		\$ 74,200	\$ 29,680
14F0033 LL034	TELL RD SW	VULCAN LANDS INC		\$ 36,000	\$ 14,400
14F0033 LL035	4111 TELL RD SW	GOERTZ WULP TRUST THE		\$ 136,500	\$ 54,600
14F0033 LL036	4109 TELL RD SW	DRISKELL HERMAN & VALLERIA		\$ 104,700	\$ 41,880

Economic and Demographic Data				
Population	Campbellton TAD		City of Atlanta	
1990	22,391		394,092	
2000	23,118		416,474	
2006	21,034		419,483	
2011	19,802		422,907	
Growth 1990-2000	3.2%		5.7%	
Growth 2000-2006	-9.0%		0.7%	
Growth 2006-2011	-5.9%		0.8%	
Race				
White	936	4.4%	147,484	35.2%
African American	19,468	92.6%	242,228	57.7%
Asian	53	0.3%	10,980	2.6%
Some Other Race	261	1.2%	12,114	2.9%
Multiracial	316	1.5%	6,677	1.6%
Total	21,034	100.0%	419,483	100.0%
Race				
White	936	4.4%	147,484	35.2%
African American	19,468	92.6%	242,228	57.7%
Asian, Other and Multiracial	630	3.0%	29,771	7.1%
Total	21,034	100.0%	419,483	100.0%
Ethnicity				
Not Hispanic or Latino	20,559	97.7%	394,786	94.1%
Hispanic or Latino	475	2.3%	24,697	5.9%
Total	21,034	100.0%	419,483	100.0%
Age				
Under 18	5,827	27.7%	91,602	21.8%
18-24	1,984	9.4%	46,972	11.2%
25-34	3,143	14.9%	76,970	18.3%
35-44	3,149	15.0%	66,894	15.9%
45-54	2,788	13.3%	54,414	13.0%
55-64	2,109	10.0%	39,619	9.4%
65-74	1,244	5.9%	22,481	5.4%
75-84	549	2.6%	13,993	3.3%
Over 85	240	1.1%	6,538	1.6%
Total	21,033	100.0%	419,483	100.0%
Median Age	33.6		34.3	
Source: Claritas				

Economic and Demographic Data				
Educational Attainment	Campbellton TAD		City of Atlanta	
Less than High School	3,535	27%	65,149	23%
High School Graduate (or GED)	4,258	32%	61,945	22%
Some College or Associate Degree	3,624	27%	55,980	20%
Bachelor's Degree	1,161	9%	59,193	21%
Post-Graduate Degree	645	5%	38,642	14%
Total	13,223	100%	280,909	100%
Households				
1990	8,478		155,770	
2000	8,974		168,147	
2006	8,264		170,316	
2011	7,856		172,359	
Growth 1990-2000				
	5.9%		7.9%	
Growth 2000-2006				
	-7.9%		1.3%	
Growth 2006-2011				
	-4.9%		1.2%	
Size				
1 person	2,569	31%	66,976	39%
2 persons	2,249	27%	49,393	29%
3 persons	1,538	19%	23,091	14%
4 persons	1,032	12%	15,351	9%
5+ persons	876	11%	15,505	9%
Total	8,264	100.0%	170,316	100%
Average Household Size				
	2.52		2.29	
Family Type				
Married-Couple Family	948	29.1%	17,386	38.0%
Other Family, Male Householder	286	8.8%	3,382	7.4%
Other Family, Female Householder	1,987	61.0%	24,386	53.3%
Nonfamily, Male Householder	20	0.6%	362	0.8%
Nonfamily, Female Householder	14	0.4%	250	0.5%
Total	3,255	100.0%	45,766	100.0%

Source: Claritas

Economic and Demographic Data				
Household Income	Campbellton TAD		City of Atlanta	
Less than \$25,000	3,608	44%	55,280	32%
\$25,000 - \$49,999	2,475	30%	40,417	24%
\$50,000 - \$74,999	1,120	14%	24,520	14%
\$75,000 - \$99,999	542	7%	15,407	9%
\$100,000 or more	519	6%	34,692	20%
\$150,000 - \$249,999	88	1%	9,836	6%
\$250,000 and more	38	0%	8,218	5%
Total	8,264	102%	170,316	111%
2006 Est. Average Household Income				
	\$ 39,745		\$ 73,903	
2006 Est. Median Household Income				
	\$ 29,353		\$ 42,890	
2006 Est. Per Capita Income				
	\$ 15,723		\$ 30,628	
Number of Vehicles				
No Vehicles	2,220	27%	40,317	24%
1 Vehicle	3,678	45%	72,452	43%
2 Vehicles	1,783	22%	42,652	25%
3 Vehicles	435	5%	11,224	7%
4 Vehicles	88	1%	2,653	2%
5 or more Vehicles	60	1%	1,018	1%
Total	8,264	100%	170,316	100%
Housing Type				
1 Unit Attached	299	3%	8,207	4%
1 Unit Detached	3,923	40%	86,518	41%
2 Units	406	4%	8,866	4%
3 to 19 Units	3,818	39%	57,283	27%
20 to 49 Units	278	3%	11,447	5%
50 or More Units	1,139	11%	35,605	17%
Mobile Home or Trailer	33	0%	838	0%
Boat, RV, Van, etc.	9	0%	124	0%
Total	9,905	100%	208,888	100%
Housing Type				
1 Unit Attached	299	3%	8,207	4%
1 Unit Detached	3,923	40%	86,518	41%
2 Units	406	4%	8,866	4%
3 to 19 Units	3,818	39%	57,283	27%
20 to 49 Units	278	3%	11,447	5%
50 or More Units	1,139	11%	35,605	17%
Mobile Home, Boat, RV, Van, etc.	42	0%	962	0%
Total	9,905	100.0%	208,888	100%
Source: Claritas				

Economic and Demographic Data				
Housing Tenure	Campbellton TAD		City of Atlanta	
Owner Occupied	2,822	34.1%	73,464	43.1%
Renter Occupied	5,442	65.9%	96,852	56.9%
Total	8,264	100.0%	170,316	100.0%
Owner-Occupied Housing Values				
Less than \$100,000	1,190	42.2%	17,066	23.2%
\$100,000 - \$199,999	1,467	52.0%	18,912	25.7%
\$200,000 - \$299,999	103	3.6%	10,416	14.2%
\$300,000 - \$399,999	34	1.2%	7,334	10.0%
Over \$400,000	28	1.0%	19,736	26.9%
Over \$500,000	6	0.2%	14,740	20.1%
Total	2,822	100.2%	73,464	120.1%
Median Owner-Occupied Housing Values	\$ 109,844		\$ 207,243	
Year Structure Built				
1999 to 2006	557	8%	30,124	18%
1990 to 1998	187	3%	8,660	5%
1980 to 1989	289	4%	8,308	5%
1970 to 1979	484	7%	16,932	10%
1960 to 1969	2,295	33%	25,192	15%
1959 or Earlier	3,181	45%	82,000	48%
Total	6,993	100%	171,216	100%
Median Year Structure Built	1966		1966	
Household Type				
Single Householder	2,569	31%	66,976	39%
Married-Couple Family	1,888	23%	41,307	24%
Male Householder	535	6%	7,220	4%
Female Householder	2,762	33%	34,483	20%
Nonfamily	511	6%	20,330	12%
Total	8,265	100.0%	170,316	100.0%
2006 Est. Pop Age 16+ by Employment Status*				
In Armed Forces	138	0.87	458	0.14
Civilian - Employed	8502	53.84	185083	54.83
Civilian - Unemployed	1056	6.69	30798	9.12
Not in Labor Force	6095	38.6	121202	35.91

Source: Claritas

Economic and Demographic Data				
	Campbellton TAD		City of Atlanta	
Income Below Poverty Level				
Married-Couple Family, own children	99	1.91	1879	2.26
Married-Couple Family, no own children	64	1.23	1080	1.3
Male Householder, own children	90	1.74	1154	1.39
Male Householder, no own children	13	0.25	369	0.44
Female Householder, own children	765	14.76	11805	14.22
Female Householder, no own children	112	2.16	1566	1.89
2006 Est. Civ Employed Pop 16+ by Occupation*				
Management, Business, and Financial Operations	665	7.82	31924	17.25
Professional and Related Occupations	977	11.49	43568	23.54
Service	2139	25.16	30268	16.35
Sales and Office	2757	32.43	47188	25.5
Farming, Fishing, and Forestry	9	0.11	417	0.23
Construction, Extraction and Maintenance	553	6.5	11166	6.03
Production, Transportation and Material Moving	1402	16.49	20552	11.1
<i>Source: Claritas</i>				

Appendix

4. Economic and Demographic Data

Delowe Apartment Comparables														
Map	Property Name	Size (units)	Year built	Class	Rent/Unit	Vacancy Rate	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
							Size (S.F)	Rent	Size (S.F)	Rent	Size (S.F)	Rent	Size (S.F)	Rent
1	1890 House Apartments	176	1968	B/C	\$ 572	0.0%	-	\$ -	800	\$ 546	920	\$ 594		
2	Adams House Apartments	152	1968	B/C	\$ 569	6.6%	-	\$ -	700	\$ 545	850	\$ 595		
3	Venitian Hills Apartments	117	1968	B/C	\$ 564	2.6%	-	\$ -	850	\$ 447	1,000	\$ 576	1,200	\$ 661
4	Terrace @ Eabt Point	96	1968	B/C	\$ 521	10.4%	-	\$ -	822	\$ 500	1,147	\$ 525	-	\$ -
5	Spring Valley	200	1969	B/C	\$ 405	1.5%	-	\$ -	650	\$ 372	775	\$ 426	-	\$ -
6	QLS Gardens	202	1970	B/C	\$ 585	1.5%	-	\$ -	750	\$ 518	850	\$ 600	950	\$ 753
7	Heritage Apartments	92	1970	B/C	\$ 607	9.8%	-	\$ -	-	\$ -	1,200	\$ 580	1,400	\$ 675
8	Brentwood Village Apartments	330	1970	B/C	\$ 640	13.6%	450	\$ 480	700	\$ 529	1,040	\$ 650	1,100	\$ 830
9	Brentwood Villas	100	1970	B/C	\$ 534	13.0%	-	\$ -	700	\$ 534	-	\$ -	-	\$ -
10	Autumn Crest Apartments	88	1970	B/C	\$ 550	11.4%	-	\$ -	-	\$ -	950	\$ 550	-	\$ -
11	Hidden Cove Apartments	164	1966	B/C	\$ 613	2.4%	-	\$ -	680	\$ 572	820	\$ 603	960	\$ 728
12	Appletree Townhouses	210	1972	B/C	\$ 672	14.8%	-	\$ -	895	\$ 589	1,082	\$ 685	1,134	\$ 760
13	Harmony Apartments	81	1961	B/C	\$ 507	7.4%	-	\$ -	853	\$ 449	954	\$ 514	1,020	\$ 639
Total/Average		2,008	1969	B/C	\$ 575	7.3%								

Source: REIS

Starting at the northeastern corner of the intersection of the right of way of Langford Parkway (Rt. 166) at the intersection with the MARTA rail line and extending eastward along the right of way to the intersection with Lakewood Avenue and extending northward on Lakewood Avenue to the eastern edge of the MARTA Lakewood Station property line, extending northward to its intersection with Astor Avenue extending westward to the eastern right of way of Murphy Avenue then extending northward along the eastern boundary of the industrial properties along Murphy Avenue including parcels tax identification number 1401220009088, 140122LL022, 140122LL023 and 1401220009072 to the intersection with Katherwood Drive, then going northward along the eastern right of way of Murphy Avenue to the intersection with Langston Avenue then westerly across the MARTA right of way to connect to northern property line of Fort McPherson. Then, extending westerly along the northern property line of Fort McPherson to its intersection with the right of way of Campbellton Road. At Campbellton Road, heading northward on Kenilworth Drive to include parcel tax identification number 1401370004161, then westward along the northern property line of properties on the northern side of Campbellton Drive, including parcel tax identification number 1401520011068 and to include all of Adams Park/Alfred Tip Holmes Golf Course. Then continuing westward along the northern property boundary of the parcels along the northern edge of Campbellton Road to the intersection with Childress Drive, then extending northward on Childress Drive to include all of the properties between Campbellton Drive and the northern property boundary of the parcels owned by the Atlanta Public Schools, then extending westward along Campbellton Road including the parcels along the northern right of way of Campbellton Road up to and including parcel tax identification number 1401520011068 until its intersection with Langford Parkway (Rt. 166) then extending along the northern edge of the Langford Parkway right of way across Interstate 285 and including the parcels fronting on Campbellton Road west of the intersection with Cherry Blossom Drive, then heading westward on Campbellton Drive along the northern property boundary of the properties along the northern side of Campbellton Road, including parcel tax identification number 1401520011068 until its intersection with Kimberly Road. Then, extending westward along the northern edge of the right of way of Campbellton Road until its intersection with County Line Road.

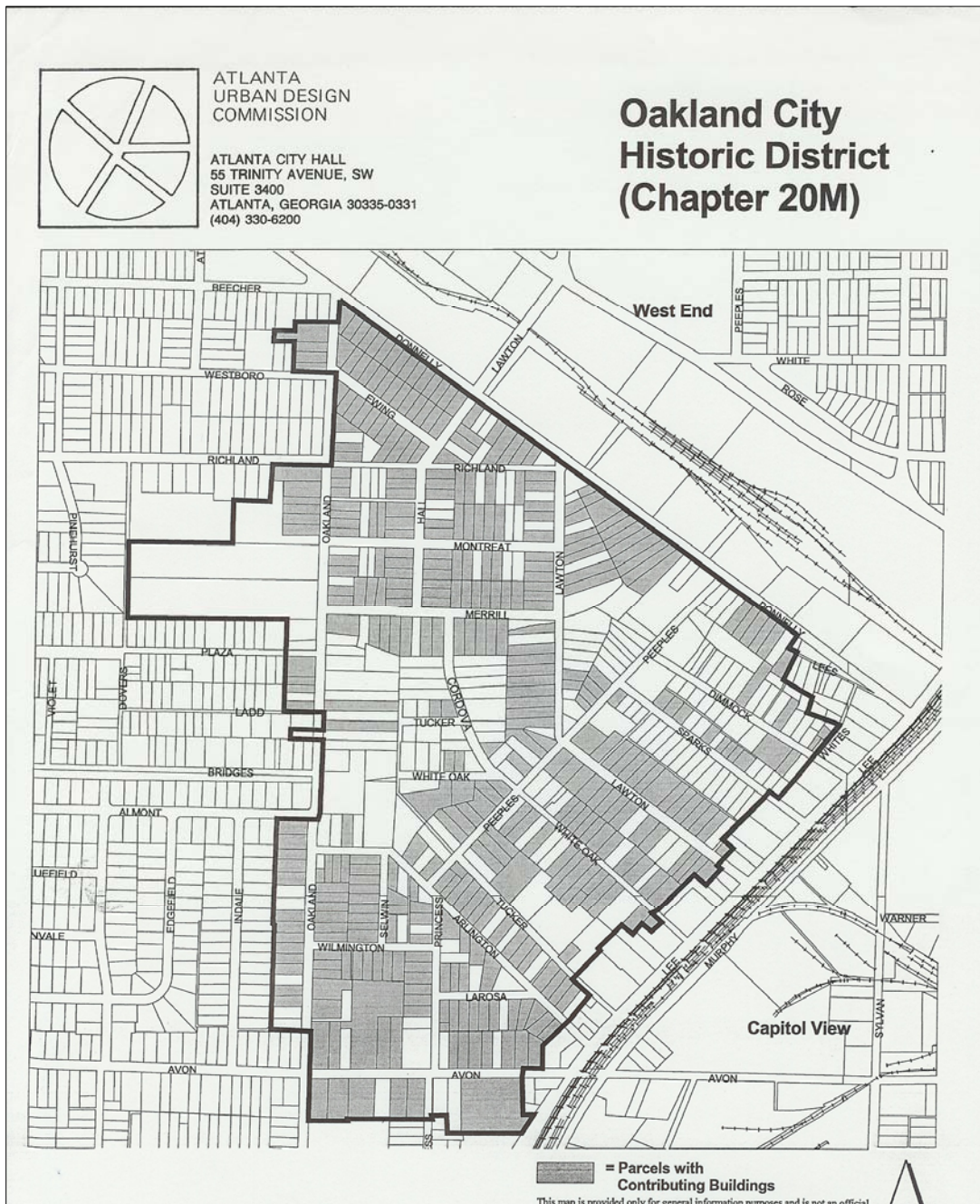
At the intersection with County Line Road heading southward to the southern edge of the right of way of Campbellton Road, heading eastward along the right of way to Daniel Road, then heading southward to Blanton Avenue and then heading westward on Blanton Avenue to Butner Road then heading westward on Butner to the include all of the former quarry property south of Butner, to the eastern edge of the property on Fairburn Avenue, then northward on Fairburn to the southern property boundary of the parcels on the southern side of the Campbellton Road right of way, then going eastward to Barge Road. Then, extending southward to include all of parcel 1401520011068. From the southern boundary of parcel 1401520011068 go eastward across the right of way of Interstate 285, then down the eastern boundary of the right of way of Interstate 285 to its intersection with North Camp Creek Parkway, then eastward along the southern right of way of North Camp Creek Parkway to its intersection with the Stone Hogan Connector, then northward along the right of way of Stone Hogan Connector to the southern property line of parcel tax identification number 1402530030036 Then northward along Continental Colony Drive including all of the commercial parcels between Continental Colony Drive and the residential areas to the east. Northward to the intersection with Headland Drive, then eastward on Headland Drive to the intersection with Ben Hill Drive, then northward on Ben Hill Drive to intersection with Grass Valley Road, then northward across the right of way of the Langford Parkway to the northern edge of the right of way. Then extending eastward along the right of way of Langford Parkway to the eastern edge of parcels tax identification number

14019900050288, 140218LL1313, 140218LL0430 and 140218LL0448, then northward and eastward along the southern property boundaries of all properties facing the southern boundary of Campbellton Road to the intersection with Delowe Drive, then southward on Delowe Drive to its intersection with the northern right of way of Langford Parkway to its intersection with Stanton Road, then northward on Stanton to this intersection with Allison Court then westward on Allison Court. Then northward on Plaza Lane North to its intersection with Honeysuckle Lane, then northward along Honeysuckle Lane including all the parcels on the eastern side of Honeysuckle Lane, to the intersection with Campbellton Road. Then eastward along the southern property line of all parcels facing the southern right of way of Campbellton Road, including the parcels on the western side of Hadlock Street then extending eastward on Campbellton Road to include parcels to the intersection with Stanton Road. Then southward on Stanton Road to the intersection with Patton Drive, then eastward to the western property boundary of Fort McPherson then extending eastward along the southern property line of Fort McPherson to its intersection with the MARTA right of way, then southward along the MARTA right of way to the intersection with the northern right of way of Langford Parkway and then eastward over the MARTA right of way to the beginning point of the boundary at the northeastern boundary of the intersection of the MARTA right of way and Langford Parkway.

Appendix

6. Historic Property Maps

Local Designation - City of Atlanta



Appendix

7. TAD Proceeds Calculations

FORT MCPHERSON Development Plan and Potential TAD Bond Proceeds									
	2010			2015			2020		
	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value	Units Delivered	Aggregate Market Value	Taxable Value
Development Components									
Residential									
Ft. McPherson Village									
Single Family	-	\$ -	\$ -	200	\$ 70,000,000	\$ 25,000,000	200	\$ 84,000,000	\$ 30,600,000
Townhome		\$ -	\$ -	300	\$ 99,000,000	\$ 35,100,000	300	\$ 115,500,000	\$ 41,700,000
MF/Condo		\$ -	\$ -	350	\$ 73,500,000	\$ 24,150,000	350	\$ 85,750,000	\$ 29,050,000
Commerical									
Mac Pherson Village Retail		\$ -	\$ -	100,000	\$ 15,000,000	\$ 6,000,000	-	\$ -	\$ -
Office		\$ -	\$ -	500,000	\$ 84,000,000	\$ 33,600,000	500,000	\$ 98,000,000	\$ 39,200,000
Research Park	-	\$ -	\$ -	400,000	\$ 60,000,000	\$ 24,000,000	500,000	\$ 87,500,000	\$ 35,000,000
SUBTOTAL		\$ -	\$ -		\$ 401,500,000	\$ 147,850,000		\$ 470,750,000	\$ 175,550,000
<i>Project Taxable Value in 2010</i>			\$ -						
<i>Additional Project Taxable Value in 2015***</i>			\$ 147,850,000						
<i>Additional Project Taxable Value in 2020***</i>			\$ 206,598,500						

Ft. McPherson			
TAD BOND POTENTIAL	2010	2015	2020
Project taxable value	\$ -	\$ 147,850,000	\$ 206,598,500
Base taxable value	\$ -	\$ -	\$ -
Net taxable value	\$ -	\$ 147,850,000	\$ 206,598,500
Millage rate	0.041586	0.041586	0.041586
Property taxes	\$ -	\$ 6,148,490	\$ 8,591,605
Debt coverage ratio	125%	125%	125%
Bondable property tax	\$ -	\$ 4,918,792	\$ 6,873,284
TAD Bond amount (25 Years @ 6.5%)	\$ -	\$ 60,382,504	\$ 84,375,615
Debt reserve	\$ -	\$ (6,642,075)	\$ (9,281,318)
Capitalized interest	\$ -	\$ (5,887,294)	\$ (8,226,622)
Issuance cost	\$ -	\$ (1,811,475)	\$ (2,531,268)
Net TAD proceeds	\$ -	\$ 46,041,659	\$ 64,336,406
TOTAL TAD POTENTIAL	\$ 110,378,066		

Notes:

* Unit prices appreciate at 4% per year after 2010

** Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units

*** Combines growth in assessed value from previous period at 21% and value from new development.

Source: Bleakly Advisory Group

Appendix

7. TAD Proceeds Calculations

DELOWE						
Development Plan and Potential TAD Bond Proceeds						
	2010			2015		
	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value
Development Components						
Residential						
Single Family	-	\$ -	\$ -	-	\$ -	\$ -
Townhome	150	\$ 33,000,000	\$ 10,950,000	100	\$ 26,400,000	\$ 9,060,000
MF/Condo	150	\$ 28,500,000	\$ 9,150,000	150	\$ 34,200,000	\$ 11,430,000
Commerical						
Retail	40,000	\$ 5,000,000	\$ 2,000,000	40,000	\$ 6,000,000	\$ 2,400,000
Office	20,000	\$ 2,800,000	\$ 1,120,000	-	\$ -	\$ -
SUBTOTAL		\$ 69,300,000	\$ 23,220,000		\$ 66,600,000	\$ 22,890,000
<i>New Project Taxable Value in 2010</i>			\$ 23,220,000			
<i>Additional Project Taxable Value in 2015***</i>			\$ 27,766,200			

Delowe		
TAD BOND POTENTIAL	2010	2015
Project taxable value	\$ 23,220,000	\$ 27,766,200
Base taxable value	\$ 6,990,400	\$ -
Net taxable value	\$ 16,229,600	\$ 27,766,200
Millage rate	0.041586	0.041586
Property taxes	\$ 674,924	\$ 1,154,685
Debt coverage ratio	125%	125%
Bondable property tax	\$ 539,939	\$ 923,748
TAD Bond amount (25 Years @ 6.5%)	\$ 6,628,227	\$ 11,339,820
Debt reserve	\$ (729,105)	\$ (1,247,380)
Capitalized interest	\$ (646,252)	\$ (1,474,177)
Issuance cost	\$ (198,847)	\$ (340,195)
Net TAD proceeds	\$ 5,054,023	\$ 8,278,069
TOTAL TAD POTENTIAL	\$ 13,332,092	

Notes:

* Unit prices appreciate at 4% per year after 2010

** Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units

*** Combines growth in assessed value from previous period at 21% and value from new development.

Source: Bleakly Advisory Group

Appendix

7. TAD Proceeds Calculations

HARBIN						
Development Plan and Potential TAD Bond Proceeds						
	2010			2015		
	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value
Development Components						
Residential						
Single Family	50	\$ 12,500,000	\$ 4,250,000	-	\$ -	\$ -
Townhome	150	\$ 33,000,000	\$ 10,950,000	-	\$ -	\$ -
MF/Condo	100	\$ 19,000,000	\$ 6,100,000	100	\$ 22,800,000	\$ 7,620,000
Commerical						
Retail	60,000	\$ 7,500,000	\$ 3,000,000	20,000	\$ 3,000,000	\$ 1,200,000
Office	20,000	\$ 2,800,000	\$ 1,120,000	-	\$ -	\$ -
SUBTOTAL		\$ 74,800,000	\$ 25,420,000		\$ 25,800,000	\$ 8,820,000
<i>New Project Taxable Value in 2010</i>						
			\$ 25,420,000			
<i>Additional Project Taxable Value in 2015***</i>						
			\$ 14,158,200			

Harbin		
TAD BOND POTENTIAL	2010	2015
Project taxable value	\$ 25,420,000	\$ 14,158,200
Base taxable value	\$ 1,230,720	\$ -
Net taxable value	\$ 24,189,280	\$ 14,158,200
Millage rate	0.041586	0.041586
Property taxes	\$ 1,005,935	\$ 588,783
Debt coverage ratio	125%	125%
Bondable property tax	\$ 804,748	\$ 471,026
TAD Bond amount (25 Years @ 6.5%)	\$ 9,878,991	\$ 5,782,259
Debt reserve	\$ (1,086,689)	\$ (636,048)
Capitalized interest	\$ (963,202)	\$ (751,694)
Issuance cost	\$ (395,160)	\$ (173,468)
Net TAD proceeds	\$ 7,433,941	\$ 4,221,049
TOTAL TAD POTENTIAL	\$ 11,654,990	

Notes:

* Unit prices appreciate at 4% per year after 2010

** Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units

*** Combines growth in assessed value from previous period at 21% and value from new development.

Source: Bleakly Advisory Group

Appendix

7. TAD Proceeds Calculations

GREENBRIAR Development Plan and Potential TAD Bond Proceeds									
	2010			2015			2020		
	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value	Units Delivered	Aggregate Market Value	Taxable Value
Development Components									
Residential									
Single Family	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	\$ -
Townhome	-	\$ -	\$ -	100	\$ 33,000,000	\$ 11,700,000	200	\$ 77,000,000	\$ 27,800,000
MF/Condo	200	\$ 35,000,000	\$ 11,000,000	750	\$ 157,500,000	\$ 51,750,000	750	\$ 183,750,000	\$ 62,250,000
Commerical									
Retail	125,000	\$ 15,625,000	\$ 6,250,000	250,000	\$ 37,500,000	\$ 15,000,000	250,000	\$ 37,500,000	\$ 15,000,000
Office	200,000	\$ 28,000,000	\$ 11,200,000	200,000	\$ 33,600,000	\$ 13,440,000	200,000	\$ 39,200,000	\$ 15,680,000
Research Park	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	\$ -
SUBTOTAL		\$ 78,625,000	\$ 28,450,000		\$ 261,600,000	\$ 91,890,000		\$ 337,450,000	\$ 120,730,000
<i>Project Taxable Value in 2010</i>			\$ 28,450,000						
<i>Additional Project Taxable Value in 2015***</i>			\$ 97,864,500						
<i>Additional Project Taxable Value in 2020***</i>			\$ 141,281,545						

Greenbriar			
TAD Bond Potential	2010	2015	2020
Project taxable value	\$ 28,450,000	\$ 97,864,500	\$ 141,281,545
Base taxable value	\$ 13,437,240	\$ -	\$ -
Net taxable value	\$ 15,012,760	\$ 97,864,500	\$ 141,281,545
Millage rate	0.041586	0.041586	0.041586
Property taxes	\$ 624,321	\$ 4,069,793	\$ 5,875,334
Debt coverage ratio	125%	125%	125%
Bondable property tax	\$ 499,457	\$ 3,255,834	\$ 4,700,267
TAD Bond amount (25 Years @ 6.5%)	\$ 6,131,274	\$ 39,968,230	\$ 57,699,918
Debt reserve	\$ (674,440)	\$ (4,396,505)	\$ (6,346,991)
Capitalized interest	\$ (597,799)	\$ (3,896,902)	\$ (5,625,742)
Issuance cost	\$ (183,938)	\$ (1,199,047)	\$ (1,730,998)
Net TAD proceeds	\$ 4,675,096	\$ 30,475,775	\$ 43,996,187
TOTAL TAD POTENTIAL	\$ 79,147,059		

Notes:

* Unit prices appreciate at 4% per year after 2010

** Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units

*** Combines growth in assessed value from previous period at 21% and value from new development.

Source: Bleakly Advisory Group

Appendix

7. TAD Proceeds Calculations

BEN HILL						
Development Plan and Potential TAD Bond Proceeds						
	2010			2015		
	Units Delivered	Aggregate Market Value	Taxable Value**	Units Delivered	Aggregate Market Value	Taxable Value
Development Components						
Residential						
Single Family	-	\$ -	\$ -	-	\$ -	\$ -
Townhome	100	\$ 22,000,000	\$ 7,300,000	100	\$ 26,400,000	\$ 9,060,000
MF/Condo	50	\$ 6,250,000	\$ 1,750,000	-	\$ -	\$ -
Senior	150	\$ 18,000,000	\$ 4,950,000	-	\$ -	\$ -
Commerical						
Retail	100,000	\$ 12,500,000	\$ 5,000,000	-	\$ -	\$ -
Office	20,000	\$ 2,500,000	\$ 1,000,000	-	\$ -	\$ -
SUBTOTAL		\$ 61,250,000	\$ 20,000,000		\$ 26,400,000	\$ 9,060,000
<i>Project Taxable Value in 2010</i>			\$ 20,000,000			
<i>Additional Project Taxable Value in 2015***</i>			\$ 13,260,000			

Ben Hill		
TAD BOND POTENTIAL	2010	2015
Project taxable value	\$ 20,000,000	\$ 13,260,000
Base taxable value	\$ 572,440	\$ -
Net taxable value	\$ 19,427,560	\$ 13,260,000
Millage rate	0.041586	0.041586
Property taxes	\$ 807,915	\$ 551,430
Debt coverage ratio	125%	125%
Bondable property tax	\$ 646,332	\$ 441,144
TAD Bond amount (25 Years @ 6.5%)	\$ 7,934,295	\$ 5,415,431
Debt reserve	\$ (872,772)	\$ (595,697)
Capitalized interest	\$ (773,594)	\$ (528,005)
Issuance cost	\$ (238,029)	\$ (162,463)
Net TAD proceeds	\$ 6,049,900	\$ 4,129,266
TOTAL TAD POTENTIAL	\$ 10,179,166	

Notes:

* Unit prices appreciate at 4% per year after 2010

** Taxable value is assessed value minus \$15,000 homestead exemption for for-sale housing units

*** Combines growth in assessed value from previous period at 21% and value from new development.

Source: Bleakly Advisory Group

Appendix

8. Infrastructure Costs (Source: Greenbriar LCI/Campbellton-Cascade Corridors Redevelopment Plan)

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
	Corridor/Crosssection										
C-1	Campbellton Rd.: Redesign from existing 2-lanes to 3-lanes (1 travel lane in each direction & center turn lane/median), including sidewalks and bicycle lanes (this is an alternative to the currently planned 5-lane cross section)	Two segments: 1) from Dodson Dr. to Bent Creek Way, 2) from Pinehurst Dr. to Oakland Dr.	R,S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 2 (5-10 years)	\$1,150,000	\$500,000	\$4,700,000	\$8,350,000	Campbellton Road TAD/LCI	BOP/DPW
C-2	Lane Transition Sections: Upgrade signing and pavement marking for transitions from and to future 3-lane and existing 5-lane segments	Three locations: 1) approaching Dodson Dr. from west, 2) approaching Willis Mill Dr. from east, 3) approaching Timothy Dr. from west	R,S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$2,500	\$10,000	\$12,500	CIP/Street Maintenance	DPW
	Streetscape/Sidewalks										
S-1	Campbellton Rd.: Install pedestrian street lighting	From Maxwell Dr. to Oakland Drive	R,S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$62,000	\$613,000	\$675,000	Campbellton Road TAD/LCI	BOP/DPW
S-2	DeLowe Dr.: Install sidewalks	From Campbellton Rd. to Alison Ct.	R	11th (Maddox)	Phase 1 (1-5 years)	N/A	\$25,000	\$225,000	\$250,000	CIP/QOL Bonds/LCI	BOP/DPW
S-3	Stanton Road: install sidewalks	From Campbellton Rd. to city limits	R	12th (Shepherd)	Phase 1 (1-5 years)	N/A	\$50,000	\$467,000	\$517,000	CIP/QOL Bonds/LCI	BOP/DPW
	Intersections/Traffic Signals										
I-1	Dodson Dr.: Replace strain pole in SW corner of intersection	Intersection of Campbellton Rd. & Dodson Dr.	R	11th (Maddox)	Part of Signal improvement Contract City is developing	N/A	\$5,000	\$10,000	\$15,000	CIP/Street Maintenance	DPW
I-2	Centra Villa Dr.: Evaluate the right-of-way impact of adding south bound right turn lane onto Campbellton	Intersection of Campbellton Rd. & Centra Villa	R, S	11th (Maddox)	Phase 1 (1-5 years)	TBD	10,000	70,000	\$80,000	CIP/Street Maintenance	DPW
I-3	Upgrade Traffic Signals: to include 2070 controllers, LED signal displays, vehicle detection & pedestrian enhancements	All signalized intersections along corridor	R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$50,000	\$280,000	\$330,000	CIP/Street Maintenance	DPW
I-4	Traffic Signal Interconnection: interconnect signals & provide communications to City of Atlanta TCC	All signalized intersections along corridor	R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$40,000	\$160,000	\$200,000	CIP/Street Maintenance	DPW
I-5	Unsignalized Pedestrian Crosswalks: Upgrade signing and pavement markings for unsignalized crosswalks	Various locations (e.g. crossing @ Adams Park Library and YMCA)	R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$5,000	\$21,000	\$26,000	CIP/Street Maintenance	DPW
I-6	Signalized Pedestrian Crosswalks: Upgrade pedestrian crosswalk markings & provide ADA access.	All signalized intersections in corridor	R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	\$10,000	\$36,000	\$46,000	CIP/Street Maintenance	DPW

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
	New Streets/Network										
N-1	Network Opportunities - Delowe Village: with the proposed redevelopment of this catalyst site key connections should be made including: a parallel connection from Delowe, and alignment of the Myrtle & Centra Villa intersection		R	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA/Developers
N-2	Network Opportunities - Ft. McPherson: the future redevelopment of Ft. McPherson provides an important opportunity to create better connectivity in this part of the Campbellton corridor. Multiple connections from both Campbellton and Stanton that provide connection to Lee Street will provide critical connectivity, helping to distribute traffic through the area.		R, S	12th (Shepherd)	Phase 2 (5-10 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA/Developers
N-3	Network Opportunities - Campbellton - Harbin: Redevelopment in this area should be organized on a regular network of streets and blocks with multiple connections to Campbellton Road.		R	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA/Developers
	Transit										
T-1	Blue Flyer Route # 283: Enhance transit service to Downtown Atlanta by extending route from Oakland City Station to downtown Atlanta	extra 3 miles one-way along Lee St, Whitehall, and Peachtree, Alabama, Forsyth, Marietta 14 minute headways no additional extra blue flyer buses required	R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 2 (5-10 years)	N/A	N/A	N/A	operation cost \$1.36 per mile X (8 miles round trip) X (8 buses per day) X 260 days per year = \$16,972	MARTA operating funds (staffing) and capital funds (buses)	MARTA
T-2	Signal Priority: Implement ITS transit signal priority along corridor to improve travel time to Downtown Atlanta and Oakland City Station		R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 2 (5-10 years)	N/A	N/A	\$25,000 per unit \$125,000 per mile	(\$25,000 X 8 units = \$200,000) or for whole corridor (3 miles X \$125,000 = \$375,000)		MARTA/DPW
T-3	Bus Stop Enhancements: Eliminate underutilized stops & enhance remaining bus stops to include shelters, benches, trash receptacles & route information		R, S	12th (Shepherd) 11th (Maddox) 4th (Winslow)	Phase 1 (1-5 years)	N/A	Minimal/Cost can be born advertising agency (VIACOM)	\$5,000-\$8,000 per shelter	Cost could be born by advertising	MARTA capital funds/ VIACOM	MARTA with advertising agency (VIACOM)
	Traffic Calming										
TC-1	Childress Drive: Evaluate a range of options including bulb-outs, road narrowing, landscape islands, speed humps, mini circles, roundabouts	From Campbellton Rd. to Cascade Ave.	R, I	11th (Maddox)	Phase 2 (5-10 years)	N/A	Staff time to determine measures	TBD	TBD	QOL Bonds	BOP/DPW
TC-2	Harbin Rd.: Evaluate a range of options including bulb-outs, road narrowing, landscape islands, speed humps, mini circles, roundabouts	From Campbellton Rd. to Cascade Ave.	R, I	11th (Maddox)	Phase 2 (5-10 years)	N/A	Staff time to determine measures	TBD	TBD	QOL Bonds	BOP/DPW
TC-3	Dodson Drive: Evaluate a range of options including bulb-outs, road narrowing, landscape islands, speed humps, mini circles, roundabouts	From Campbellton Rd. to Cascade Ave.	R, I	11th (Maddox)	Phase 2 (5-10 years)	N/A	Staff time to determine measures	TBD	TBD	QOL Bonds	BOP/DPW

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
TC-4	Centra Villa Dr.: Evaluate a range of options including bulb-outs, road narrowing, landscape islands, speed humps, mini circles, roundabouts	From Campbellton Rd. to Cascade Ave.	R, S	11th (Maddox) 4th (Winslow)	Phase 2 (5-10 years)	N/A	Staff time to determine measures	TBD	TBD	QOL Bonds	BOP/DPW
	Redevelopment Catalyst Projects										
RC-1	Delowe Village: Creation of a major mixed-use commercial area to serve the retail, service, and community needs of the surrounding neighborhoods		R	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA
RC-2	Campbellton - Harbin Square Neighborhood: Redevelop vacant commercial property into a mix of residential uses and establish this part of Campbellton as a residential location		R	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA
RC-3	Ft. McPherson Base Reuse: The eventual reuse of Ft. McPherson represents a significant opportunity to reconnect Campbellton Road to this future development site		S	12th (Shepherd)	Phase 2 (5-10 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA
	15-Year Future Land Use										
LU-1	Future Land Use change from Low Density Commercial to Mixed Use. Supports the mixed-use redevelopment of the Campbellton/Delowe area.		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
LU-2	Future Land Use change from Low Density Commercial & Medium Density Residential to Mixed Use. Supports the mixed-use redevelopment of the Delowe village catalyst site.		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
LU-3	Future Land Use change from Single Family Residential to Open Space. Designate parcels or portions of parcels along the Utoy Creek as Open Space. Supports the long-term development of the Utoy Greenway from Campbellton Road to Cascade Springs Nature Preserve.		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
	Zoning										
Z-1	Rezoning from RG2 to MR-2: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-2	Rezoning from C1 to MR-4-A: shifts land use from commercial to residential & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-3	Rezoning from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-4	Rezoning from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-5	Rezoning from RG2 to MR-2: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-8	Rezoning from RG2 to MR-2: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
Z-7	Rezone from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-8	Rezone from RG3 to MR-4-A: Increases land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-9	Rezone from C1 to MRC-2: Increases land use intensity, encourages mixed use & implements Quality of Life Zoning Code urban design standards		R, S	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-10	Rezone from RG3 to MR-3: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-11	Rezone from RG3 to MR-3: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		S	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-12	Rezone from C1 & RG3 to MRC-3-C: increases land use intensity, encourages mixed use & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-13	Rezone from RG3 to MR-4-A: Increases land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-14	Rezone from RG3 to MR-3: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		S	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-15	Rezone from RG2 to MR-2: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-16	Rezone from RG2 to MR-2: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		R	12th (Shepherd)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-17	Rezone from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		S	12th (Shepherd)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
	Park & Open Space										
O-1	Utoy Creek Greenway: This greenway builds upon existing dedicated open space along Utoy Creek. With future open space dedication, this greenway can connect all the way up to the Cascade Springs Nature Preserve. Dedicate parcels or parts of parcels along creek as open space in the Future Land Use Plan.	From Campbellton Rd. north to Cascade Springs Nature Preserve	R	11th (Maddox)	Phase 3 (5-15 years)	TBD	TBD	TBD	TBD	TPL/Blank Foundation/PATH Foundation	BOP/DPRCA
O-2	Adams Park Trail: This potential trail utilizes the edge of the Holmes Memorial Golf Course to create a trail connection between Adams Park and the Adams Park Library. This trail would provide a valuable pedestrian route from the Adams Park Neighborhood to the library and YMCA. Will require coordination with golf course to determine acceptable alignment and design.	From Adams Park, along Holmes Golf Course to Library	R	11th (Maddox)	Phase 1 (1-5 years)					TPL/Blank Foundation/PATH Foundation/LCI	BOP/DPRCA

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
	Corridor/Crosssection										
C-1	Campbellton Rd.: Road Widening from existing 2-lanes to 4-lanes (2 travel lanes in each direction & center median), including sidewalks/multi-purpose trail	From Butner Rd. to Enon Rd.	P	11th (Maddox)	Phase 3 (5-15 years)	\$1,150,000	\$500,000	\$4,669,000	\$6,319,000	GDOT	GDOT/BOP
C-2	Transition Lighting and Signage: Install additional signing at terminus of Langford Parkway, flashing beacons for signal ahead warning, install vehicular lighting for better visibility at interchange	From I-285 interchange to Barge Rd.	P	11th (Maddox)	Phase 1 (1-5 years)	N/A	\$80,000	\$800,000	\$880,000	GDOT	GDOT
	Streetscape/Sidewalks										
S-1	Barge Rd.: Install sidewalks	From Fairburn Rd. south to Stone Rd	P	11th (Maddox)	Phase 1 (1-5 years)	N/A	\$85,000	\$835,450	\$920,450	Campbellton TAD/LCI	BOP/DPW
S-2	Fairburn Rd.: Install sidewalks	From Barge Rd. south to Tell Rd.	P	11th (Maddox)	Phase 1 (1-5 years)	N/A	\$63,000	\$631,000	\$694,000	Campbellton TAD/LCI	BOP/DPW
S-3	Campbellton Rd.: Install pedestrian street lighting, Street Trees & sidewalks	From Barge Rd. to Butner Rd.	P	11th (Maddox)	Phase 1 (1-5 years)	N/A	\$70,000	\$694,000	\$764,000	Campbellton TAD/LCI	GDOT/BOP/DPW
	Intersections/Traffic Signals										
I-1	County Line Rd.: realign County Line Rd. to remove "dog leg" with new signal, pedestrian crosswalks, and ADA enhancements (potential park opportunity created with realignment)	Intersection of Campbellton Rd. & County Line Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$300,000	\$70,000	\$659,000	\$729,000	GDOT	GDOT/BOP
I-2	Niskey Lake Rd.: Construct left turn lanes on all approaches	Intersection of Campbellton Rd. & Niskey Lake Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$30,000	\$40,000	\$275,000	\$315,000	GDOT	GDOT/BOP
I-3	Butner Rd.: Potential realignment/connection north as access to development parcel, study potential for signalization (particularly with any new development to the north), clean-up excess pavement/connection to Daniel Rd.	Intersection of Campbellton Rd. & Butner/Daniel Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$240,000	\$70,000	\$689,000	\$759,000	GDOT	GDOT/BOP
I-4	Fairburn Rd.: Evaluate the right-of-way & design impacts of extending northbound left turn lane & constructing eastbound & westbound right onto Campbellton	Intersection of Campbellton Rd. & Fairburn Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$24,000	\$30,000	\$184,000	\$214,000	Campbellton TAD/GDOT	GDOT/BOP
I-5	Barge Rd.: Evaluate the right-of-way & design impacts of constructing southbound left turn lane and eastbound right turn lane onto Campbellton	Intersection of Campbellton Rd. & Barge Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$20,000	\$25,000	\$138,000	\$183,000	Campbellton TAD/GDOT	GDOT/BOP
I-6	Upgrade Traffic Signals: to include 2070 controllers, LED signal displays, vehicle detection & pedestrian enhancements	All signalized intersections along corridor	P	11th (Maddox)	Included in a Contract Let by GDOT in Dec. 2005	TBD	TBD	TBD	TBD	GDOT	GDOT/BOP
I-7	Traffic Signal Interconnection: interconnect signals & provide communications to City of Atlanta TCC	All signalized intersections along corridor	P	11th (Maddox)	Included in a Contract Let by GDOT in Dec. 2005	TBD	TBD	TBD	TBD	GDOT	GDOT/BOP
I-8	Unsignalized Pedestrian Crosswalks: Upgrade signing and pavement markings for unsignalized crosswalks	unsignalized crosswalks at Ben Hill School	P	11th (Maddox)	Phase 1 (1-5 years)						GDOT/BOP

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
I-9	Signalized Pedestrian Crosswalks: Upgrade pedestrian crosswalk markings & provide ADA access.	All signalized intersections in corridor	P	11th (Maddox)	Included in a Contract Let by GDOT in Dec. 2005	TBD	TBD	TBD	TBD	GDOT	GDOT/BOP
	New Streets/Network										
N-1	Melvin Drive Extension: New 2-lane road from Kimberly Rd. to County Line Rd. (identified in the Southwest Atlanta CDP)	From Kimberly Rd. to County Line Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$1,000,000	\$220,000	\$2,200,000	\$2,420,000	CIP	BOP/DPW
N-2	Tell Rd. & Greenbriar Pkwy. Connection: Evaluate potential connection of Tell Rd. to Greenbriar Pkwy. At Stone Rd. (will require bridging railroad & coordination with Coventry Station Developer)	From Tell Rd. at Fairburn to Greenbriar Pkwy. At Stone Rd.	P	11th (Maddox)	Phase 2 (5-10 years)	\$720,000	\$220,000	\$2,180,000	\$2,400,000	CIP	BOP/DPW
N-3	Network Opportunities - Ben Hill Village: various network connections that are possible with redevelopment, evaluate potential signal between Barge & Fairburn	North & south of Campbellton Rd. between Fairburn & Barge Rd.	P	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD	BOP/ADA
N-4	Network Opportunities - West of Butner various network connections that are possible with redevelopment	North & south of Campbellton Rd. between County Line Rd. & Butner Rd.	P	11th (Maddox)	On-Going	TBD	TBD	TBD	TBD	Private Development	BOP
	Transit										
T-1	Blue Flyer Route # 283: Enhance transit service to Downtown Atlanta by extending route from Oakland City Station to downtown Atlanta	extra 3 miles one-way along Lee St, Whitehall, and Peachtree, Alabama, Forsyth, Marietta 14 minute headways no additional extra blue flyer buses required	P	11th (Maddox)	Phase 2 (5-10 years)	N/A	N/A	N/A	operation cost \$1.36 per mile X (8 miles round trip) X (8 buses per day) X 260 days per year = \$16,972	MARTA operating funds (staffing) and capital funds (buses)	MARTA
T-2	Relocate Park & Ride Lot: relocate park & ride lot at Barge Rd. to Greenbriar Mall (identified in the Greenbriar LCI)	SW corner of mall property of across Greenbriar Pkwy	P	11th (Maddox)	Phase 1 (1-5 years)	TBD	Variable/Depends on level of shelter and types of modifications to 5 existing routes in area (88, 93, 283, 170, 182)	Variable/Depends on level of mall support-land donation		MARTA capital funds with local business assistance (with Greenbriar Mall)	MARTA
T-3	Bus Stop Enhancements: Eliminate underutilized stops & enhance remaining bus stops to include shelters, benches, trash receptacles & route information		P	11th (Maddox)	Phase 1 (1-5 years)	N/A	Minimal/Cost can be born by advertising agency (VIACOM)	\$5,000-\$8,000 per shelter	Cost could be born by advertising	MARTA capital funds/VIACOM	MARTA with advertising agency (VIACOM)
	Redevelopment Catalyst Projects										
RC-1	Ben Hill Village: Establish a mixed-use center with a food store anchor, restaurants, local services, office and residential	Between Fairburn & Barge Rd.	P	11th (Maddox)	Phase 1 (1-5 years)	TBD	TBD	TBD	TBD	Campbellton TAD/Private Developers	BOP/ADA

ID	Description	Location	NPU	Council District	Phase	ROW Cost	Eng/Design Cost	Construction Cost	Total Cost	Funding	Agency
	15-Year Future Land Use										
LU-1	Future Land Use change from Low Density Commercial to Mixed Use. Supports the mixed-use redevelopment of the Ben Hill Village catalyst site and is consistent with adjacent Mixed Use designation at the Barge Road intersection.		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
LU-2	Future Land Use change from Industrial to Open Space. Supports the future redevelopment of the quarry into a regional park		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
	Zoning										
Z-1	Rezone from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-2	Rezone from RG3 to MR-3: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-3	Rezone from RG3 to MR-3: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-4	Rezone from C2C to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-5	Rezone from C1 to MRC-1: maintains land use intensity & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-6	Rezone from C1 to MR-4-B: shifts land use from commercial to residential & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
Z-7	Rezone from C1 to MRC-2: Increases land use intensity, encourages mixed use & implements Quality of Life Zoning Code urban design standards		P	11th (Maddox)	Phase 1 (1st year)	N/A	N/A	N/A	N/A	Staff Time	BOP
	Park & Open Space										
O-1	"Quarry Park": Potential park & open space opportunity utilizing former quarry, with connection to existing Ben Hill Community Park via pedestrian bridge over railroad		P	11th (Maddox)	Phase 3 (5-15 years)	TBD	TBD	TBD	TBD	TPL/Blank Foundation/PATH Foundation	BOP/DPRCA
O-2	"Sandtown Trail": Multipurpose trail connecting to Sandtown Villages (identified in the Sandtown LCI)		P	11th (Maddox)	Phase 3 (5-15 years)	TBD	TBD	TBD	TBD	TPL/Blank Foundation/PATH Foundation/Private Developers	BOP/DPRCA
O-3	Ben Hill School: Work with the School Board to evaluate reuse options as a community resource and connection to the adjacent Ben Hill Community Park.		P	11th (Maddox)	Phase 2 (5-10 years)	TBD	TBD	TBD	TBD	Campbellton TAD	BOP/DPRCA

**City of Atlanta Mayor
City Council**

Mayor Shirley Franklin

Carla Smith – Post 1

Kwanza Hall – Post 2

Ivory Lee Young Jr – Post 3

Cleta Winslow – Post 4

Natalyn Mosby Archibong – Post 5

Anne Fauver – Post 6

Howard Shook – Post 7

Clair Muller – Post 8

Felicia A. Moore – Post 9

C.T. Martin – Post 10

Jim Maddox – Post 11

Joyce Sheperd – Post 12

Ceasar C. Mitchell – Post 1 at large

Mary Norwood – Post 2 at large

H. Lamar Willis – Post 3 at large

Lisa Borders– Council President

Office of the Chief Operating Officer

Lynnette Young

City of Atlanta Planning Commissioner

Steven R. Cover, AICP

Atlanta Development Authority Board

Mayor Shirley Franklin – Chairwoman

Barney Simms - Vice Chairman

Joseph A. Brown – Secretary

Alex Wan – Treasurer

Councilmember Jim Maddox

Commissioner Emma I. Darnell

LaChandra D. Butler

Tracy Roy Hankins

Robert Simmons

Atlanta Development Authority Executive Director

Greg Giornelli

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Rob Pitts - District Two
Lynne Riley – District Three
Tom Lowe – District Four
Emma I. Darnell – District Five
Nancy A. Boxill – District Six
William "Bill" Edwards – District Seven

Atlanta Public Schools

Brenda J. Muhammad - District 1
Khaatim Sherrer El - District 2
Cecily Harsch-Kinnane - District 3
Kathleen Barksdale Pattillo - District 4
LaChandra D. Butler - District 5
Yolanda Johnson - District 6
Eric W. Wilson - Seat 7
Mark Riley - Seat 8
Emmett Johnson – Seat 9
Beverly L. Hall- Superintendent

Neighborhood Planning Units

Chairperson Charles Bryant - NPU P
Chairperson Barney Simms - NPU R
Chairperson Dr. Vivien Davenport - NPU S